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OROVILLE GENERAL PLAN

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OROVILLE GENERAL PLAN



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INTRODUCTION

I

INTRODUCTION

In February of 1972, the City Council, on a recommendation of the Planning Commission, entered into a contract with the firm of Lampman and Associates to develop a comprehensive General Plan for the City and the areas adjacent to it. This decision was based on the recognition of the need for guidance in the city's daily decision making, as well as complying with recent state legislation which requires all cities and counties to develop General Plans. The community recognized that growth and urban development were occurring without an overall plan of direction and zoning decisions as well as capital improvements were agreed to in the absence of firm and specific directions.

Following the agreement, the consultants proceeded to collect data, survey the community, and work with an appointed citizens' committee toward the development of specific goals and objectives. The combined effort of all those involved in the process resulted in published reports entitled, "A Survey of Community Attitudes, A Land Use Inventory, and A General Plan Survey Report". These documents which are a part of the General Plan contained all of the data, analysis and findings necessary to the formulation of this final report. The research material and its subjective analysis were synthesized into a condensed and simplified report which is now called the Oroville General Plan.

THE GENERAL PLAN

Local government should be totally involved in the physical and social development of the community. It should exert a great deal of influence in the way, where, and how well its residents live. It can, through its influence, affect the local economic conditions and individual attitudes toward its community and its leadership. Local government is constantly being pulled in different directions by various special interest groups and developers, while the City Councils seek solutions for all of its constituents. In many cases, the decisions are short ranged and rather than solve a problem, really postpone the eventual with the long range result being a more expensive solution. Many local governments throughout the United States have found that the Comprehensive Long Range General Plan provides the vehicle for the selection of a course of action for achieving solutions to planning problems.

The General Plan is a statement of goals and objectives and is a guide for the community to follow so as to achieve these objectives. The objectives relate to the community's future development and renewal. The General Plan provides an opportunity for the community to thoroughly analyze its physical plant, to recognize its problems and to seek solutions to its problems.

PURPOSE OF GENERAL PLAN

- ° Improve the physical environment of the community.
- ° Promote the public interest and confidence of the community at large
- ° Develop and implement community development policies in a democratic fashion.

- ° Coordinate the political and technical relationships of community development.
- ° Provide the long range goals as an input to short range actions.
- ° Bring professional and technical knowledge to bear on the making of political decisions concerning the physical development of the community.

FUNCTIONS OF GENERAL PLAN

POLICY DETERMINATION - An adopted General Plan represents the development policy of the City Council.

POLICY EFFECTUATION - The General Plan assists the City Council in making decisions on specific development problems which occur daily based on a comprehensive set of General Long Range Policies previously developed and adopted.

COMMUNICATION - The General Plan presents pictorially the City Council's policies to all persons concerned with development of the community.

It permits persons and other agencies engaged in development to anticipate the decision of the City Council.

PROVIDE ADVICE - The General Plan is the vehicle through which the City Council receives counsel from its advisors in a clear and concise form to assist them in determining and effectuating long range development goals.

EDUCATION - The General Plan develops interest in community affairs, provides factual data, indicates future trends, stimulates thinking of future possibilities, explains the operations of local government and imparts the ideals of city planning.

The Plan provides the City Administrator, the Planning Commission and staff as well as other agencies a basis for their operations as

well as guidance to the City Council.

The plan is comprehensive in that all elements which exert an influence or effects the physical and economic development of the community have been considered and included in the plan.

The plan is general in that a broad and nonspecific approach to the community's development and existing problems was applied in the process of creating the plan.

The plan is long range since it is based on forecasts for 20 or more years and includes an analysis of need at an ultimate holding capacity.

The plan is flexible since it allows for changes in light of new developments or conditions. A complete review should be made at least once every five years.

ASSUMPTIONS

The city, its commission and staff have been gathering and analyzing information and ideas about the past, the present and the future of Oroville for years. In addition to this resource, the drafters of this plan conducted a sample attitude survey of the general public in an attempt to gain an insight as to how the typical citizen of Oroville visualized his community and what he would desire in its future growth.

In preparing the report, it was felt that the community desires safe, attractive residential areas to raise their families, a system of streets and highways that will enable proper circulation to and from work, school or shopping in a safe, convenient fashion, and in a reasonable time. It was further felt that growth in a reasonable and controlled manner into areas not considered for open space would be welcome and a variety of residential densities together with neighborhood parks with

protection against adverse influences would become the future living areas of its inhabitants and that well organized shopping centers and work areas would provide the economic base of the community.

There are several general assumptions which must be made in any planning process. This plan assumes that:

- ° There will be no major war, epidemic, natural disaster or economic depression in the state or nation.
- ° There will be no major changes in the technological or social patterns.
- ° The population characteristics and age differentials will not materially change.
- ° Those public agencies will continue in exercising their responsibilities in the provision of special services.

It is further assumed that the people having assessed and approved the plan will implement and strengthen it through the adoption of legislation and regulations which are needed to make it an effective working force for a continually changing and improving community.

PROBLEMS

The problems of the Oroville Planning Area traverse the entire field of urban development. Oroville in this respect is not unlike many communities in California and the plan speaks in a general way to most of these physical and social concerns. The problems have been recognized in the plan and proposals have been made for their solution. The problems listed below are not physical in nature and are not spoken to in the plan proper. However, these problems, unless resolved will cause delay in the plan implementation as well as possible deviation from the plan's

goals and objectives. Because these problems are not unique to Oroville but affect all local governments today, a local solution or approach may set the stage for others to follow in California.

INTERGOVERNMENTAL CONFLICT - Plan implementation has been reserved to the local entity in whose jurisdiction the plan applies. As is the case in all growing cities, the boundaries are constantly changing. Effective land use controls, capital improvements, and subdivision design may be exercised by several jurisdictions during the life of a plan. Until the city limits encompass the entire planning area, the County of Butte will exercise control over much of the area envisioned in the General Plan. The consent and support of the county agencies are not only desirable, but necessary if the overall goals are to be achieved. Schools, playgrounds and recreation as well as sewers and water are all subject to other public entities and their governing bodies. Total cooperation is imperative for the plan implementation.

FINANCING

Most of the programs and proposals envisioned in the plan will require a large expenditure of public funds. The plan was based on providing a better and fuller life for the resident and did not attempt to achieve economies. However, economies will result in the form of better service, elimination of duplicated services, greater good for the largest number of persons, and the avoidance of future deteriorated neighborhoods. The necessity of judicious allocation of resources will become apparent as the community proceeds to implement the plan. The establishment of a Community Improvement Program and a financial plan will set the stage for accomplishing many of the goals.

CITIZENS' PARTICIPATION

The most significant achievement that the plan would attain is the gaining of public awareness and participation in the community's future growth. Many of the goals will require total dedication on the part of the officials and their employees. Accomplishing the objectives however, cannot be met by them alone and community support will be required. The acceptance and support of the plan by all of its citizens will eliminate more than half of the obstacles toward reaching the plan objectives. If the planning process is to continue which will result in a more economical, livable community, public awareness and support should be the number one objective.



GOALS, OBJECTIVES & PRINCIPLES

II

GENERAL GOALS, OBJECTIVES & PRINCIPLES FOR THE OROVILLE GENERAL PLAN

An overwhelming desire by the residents of the Oroville area to preserve the natural amenities while encouraging economic expansion, better housing, more leisure time activities, additional cultural pursuits, and higher quality development in an aesthetic environment requires a coordinated approach and an understanding of the inter-relationship of the various governmental agencies, as well as the private sectors. To better articulate these objectives and establish a frame of reference to guide the development and conservation of the community, the following goals, objectives and principles are provided:

Overall Goals.

- ° A diversified and balanced community providing economic, social and cultural opportunities for all its residents,
- ° A visually pleasing, safe and healthy community in which the inherent environmental qualities of the area are preserved and enhanced,
- ° An atmosphere conducive to community organization encouraging citizen participation both within and without government, and
- ° An organized and integrated approach toward meeting existing community needs and the requirements of future change which provides all individuals with the opportunity to engage in such activities which will contribute to his personal growth and financial advancement.

REGIONAL AND INTERGOVERNMENTAL RELATIONSHIPS

GOAL:

Maintain Oroville's identity and role as the primary social, governmental, economic and cultural center in the southeast region of Butte County.

OBJECTIVES:

To accommodate that portion of the projected population growth of Butte County which can be reasonably accommodated in the Oroville Planning Area based on past and future physical, social and economic characteristics of the planning area.

To provide an orderly, functional and compatible land use pattern to guide development of the community to its ultimate holding capacity.

To develop an economic base sufficient to meet the financial requirements of its present and future citizenry.

To prevent the deterioration and dilapidation of its residential, commercial and industrial areas by uncontrolled growth.

To reduce to a minimum the duplication of services provided by governmental agencies.

To establish Oroville as a Regional center for governmental agencies providing services to the area's inhabitants.

To provide a visual identity of Oroville's presence and significance in the region.

PRINCIPLES:

The City should take a leadership position and actively seek an agreement with Butte County for the control of development in the fringe areas surrounding the City.

The City should oppose any proposals which would permit further encirclement of special purpose districts which would compete with city services.

The City should seek the County of Butte's understanding of and concern for the need to implement the General Plan.

Future population growth shall be permitted only within the planning area and "new town" development should be relegated outside the area of influence of Oroville.

The City should participate in regional studies leading to the adoption of precise land use policies and plans which will implement this plan.

The City should participate and encourage the enactment of more rational annexation laws of the State of California.

Mutually beneficial relationships should be encouraged within the region when these are not contrary to the objectives of the plan.

The City should assure that those services which are needed for urban development are available, provided such development is not contrary to the objectives of the plan.

Establish staged growth zones and develop techniques which will assure that developments proceed pursuant to a logical timed sequence.

PEOPLE AND ECONOMICS

GOAL:

To preserve the dignity of the individual by providing the opportunity for self-fulfillment and personal satisfaction.

OBJECTIVES:

To constructively seek all logical commercial, industrial and tourism endeavors which will add to the economic base and job opportunities for all its inhabitants.

To encourage the various public and private sectors to provide job training or retraining for those persons seeking employment.

To encourage the broadening of all cultural and recreational opportunities for all its residents.

To make available the opportunity for a free choice of a place to live and an opportunity for employment to each individual.

To provide an adequate degree of privacy for the individual within the community.

To provide equal opportunities for all residents for full participation in community activities.

To balance the community's growth to ensure that no particular activity becomes dominant.

To maintain the leisurely and suburban atmosphere prevailing within the community.

PRINCIPLES:

Encourage the expansion of those existing industrial and commercial developments which comply with environmental restraints.

Solicit both large and small industrial uses which provides a substantial investment per employee.

Limit the number of seasonal industries which would create an imbalance in the overall employment.

Participate with existing promotional activities and develop nonprofit corporation which can expedite the location of industrial activities.

Assure opportunities for all residents to secure employment.

Expand facilities which will provide for extended year-round visitor trade.

Assure adequate land areas for the expansion and or creation of new economic activities.

Secure a county-wide economic base study which would document as well as establish a data base on which economic expansion could be developed.

Encourage the development of neighborhood associations to deal with common issues and explore ways for productive interaction between divergent elements.

Assure adequate controls and design of facilities to reduce sound and sight pollution.

Require an adequate standard of design to ensure each individual the opportunity of securing privacy within the home and the community.

Encourage a broad range of recreation and cultural activities for all ages and the backgrounds of its residents.

Conduct programs to acquaint people with the availability of existing activities.



THE PLAN

III

THE PLAN

The General Plan for Oroville consists of a collection of community goals, objectives and principles, and directions on how to reach them.

The plan is not a precise document and does not show, nor is it intended to show, exact boundaries of the use districts or the exact location of streets or public facilities. It shows rather the general location, character and extent of such land use patterns, streets and public facilities.

The General Plan Document is purposely concise and uncluttered, however, its usefulness requires that the document be used in conjunction with the Survey Report, the Land Use Inventory and the Community Attitude Survey.

POPULATION PROJECTIONS

The planning area population in 1970 was 18,566. This population was contained in an area of some 15,000 acres. The records of previous decades showed a growth rate much lower than the state as a whole. Based on all factors influencing the future growth of the Oroville Area, it is estimated that the population projections for the Oroville Planning Area will be as follows:

<u>1980</u>	<u>1990</u>	<u>2000</u>
23,620	29,280	35,000

The General Plan proposed herein recognizes both a reasonable growth period as well as a potential holding capacity at some date in the future. This holding capacity is not a forecast but rather an

assignment of logical land use arrangements and population densities. Assuming that the public will continue to demand the preservation of the present life styles and the open spaces, a holding capacity of 57,983 persons has been developed for the Oroville Planning Area.



LAND USE ELEMENT

IV LAND USE ELEMENT

Since planning is for people, this plan is basically concerned with how and where they live, work, plan and shop. Planning the Land Use Element involved providing sufficient land for all the needs of the people over a long-term period. It also involved the establishment of the proper relationship between the living areas and the non-residential land uses.

The plan is actually a two-fold proposal in that the basic plan is for an ultimate holding capacity of some 58,000 persons with an immediate goal to contain space for 35,000 persons expected to reside in Oroville by the year 2000.

A guiding principal in land use allocation in this land use proposal is for a variety of densities which will fulfill the various requirements and life styles of the citizens and still create some form of compactness or urban form.

Many reasons for compactness have been expressed during the last decade and studies and reports produced over the years verify the contention that urban sprawl is not only difficult to serve but is also uneconomical as well. More recently, urban sprawl has also been determined as detrimental to the environment and a despoiler of the natural resources.

The land use plan therefore attempts to consolidate all of the urban development into a compact form, allowing for the preservation of open space on its perimeters, interweaving open space into the residential areas and permitting maximum provisions for economic development and service to its inhabitants.

GENERAL LAND USE GOALS

To provide sufficient land areas to satisfy the anticipated needs for residential, commercial and industrial growth.

To provide an orderly, functional and compatible land use pattern to guide the development of the community.

To discourage unnecessary urban sprawl into agricultural productive lands, natural and historical areas, and open spaces necessary for the conservation of natural resources thereby protecting the vital elements in the economic structure of the community and region as well as its life style.

RESIDENTIAL USE

OBJECTIVES:

To identify those land areas most suited for residential development.

To conserve and expand those residential areas that can be economically supplied with the necessary community facilities.

To facilitate the development of residential areas commensurate and consistent with the needs of the Oroville area.

To relate new residential growth to existing development and to integrate both into a viable and compatible relationship.

To renew those residential areas falling into decay thereby conserving the public and private financial resources and extending greater opportunities for a variety of life styles.

To provide a variety of residential densities that are compatible with existing development and yet responsive to various economic and family size needs.

To achieve organized well-balanced residential neighborhoods with a minimum of intrusions and interference from non-residential uses and traffic.

To provide a variety of neighborhoods which will meet the needs of the community with respect to privacy, health and safety, convenience and diversity.

PRINCIPLES:

High residential densities should be located as a transition between low density areas and nonresidential uses.

High density residential areas should be located where existing or proposed public facilities can accommodate the increased population.

High density residential development should first be considered within the central areas of Oroville.

Neighborhoods should consist of a variety of densities with the greatest percentage devoted to low density housing.

Hillside areas should only accommodate low density development.

Densities should decrease as the slopes in the hillside areas increase.

Densities should decrease as the level of utility and road capacities decrease.

No subdivisions or building sites should be permitted to "leap frog" thereby leaving large and unoccupied land masses in the development patterns.

Open spaces should be provided throughout the residential areas.

Dwellings should not be permitted in locations that are subject to flooding, too steep to develop, soils that are too unstable when graded, or when other natural occurrences pose a serious hazard.

Provide protection for residential areas from excessive noise, dirt, glare, and other unattractive influences resulting from heavy traffic or incompatible uses of adjacent properties.

Residential areas should present the opportunity for residents to find relief from visual, auditory and other external intrusions.

Introduce programs to revitalize all areas which are deteriorating or have a high potential of becoming deteriorated.

Buildings should be related to streets and to topography, and to create interesting and harmonious spaces.

Residential areas shall have adequate waste disposal and water facilities provided.

Future schools, parks, churches and other public facilities should be conveniently located in all residential areas.

TABLE 1
 OROVILLE GENERAL PLAN
 RESIDENTIAL LAND USE STANDARDS

<u>TYPE</u>	<u>DWELLING UNITS PER ACRE</u>	<u>PERSONS PER ACRE</u>
Low	0.5	1.4
Low-Medium	2.0	5.6
Medium	6.5	13.0
Medium-High	12.0	18.0
High	20.0	30.0

Where Planned Unit Development is proposed, the dwelling unit intensity shall be the same as shown on the General Plan with the exception that a ten (10) percent increase may be granted as an incentive for high quality design and the provision of open spaces.

LOW DENSITY RESIDENTIAL

A total of 4,207 acres designated for low density residential use is primarily assigned to the foothills area. The geology and terrain as well as service difficulties dictate that lot sizes should be two acres or larger. The plan indicates that the average density will be 0.5 homes per gross acre with 2.8 persons per household.

LOW-MEDIUM RESIDENTIAL

Low-medium density homesites are suggested on 4,942 acres of land generally found in Thermalito, the south and scattered in the easterly portion of the planning area. This density reflects the land capability as indicated by the geology studies and existing conditions in the area. The average gross acre will contain two homes with 2.8 persons in each home.

MEDIUM RESIDENTIAL

Medium density residential land allows for development slightly higher than is presently permitted in standard subdivisions within the City. This residential category proposes a density of 6.5 dwelling units to the gross acre with an average of 2.0 persons per household. A total of 1,304 acres has been designated and generally is assigned to the central portion of the planning as well as areas surrounding schools in Thermalito, south of highway 162 and the more level areas north of the Feather River.

MEDIUM-HIGH RESIDENTIAL

Only 317 acres of land have been designated for medium-high density. These areas are restricted to properties that form a transitional area along State Route 70, Oroville Senior High School area, the County office complex and the plateau on the Feather River just north of the central business district. This density proposes 12 dwelling units per gross acre but anticipates approximately 1.5 persons per household. This residential type is primarily of apartment usage which does not normally cater to couples with children and therefore, has a smaller size household.

HEAVY DENSITY RESIDENTIAL

Twenty (20) dwelling units to the gross acre is the highest residential density the plan permits. Usually developed as multi-story apartments and geared to singles or couples without children, the average household size is not expected to exceed 1.5 persons, which is similar to the medium-high density proposal. The plan envisions that this land use category would be kept close to the central business district as

expressed by the attitude survey and supported by the presence of existing higher densities, business services and a circulation system necessary to accomodate these higher densities.

COMMERCIAL USE

OBJECTIVES:

To enhance and strengthen Oroville as a retail shopping center.

To achieve a balanced allocation of commercial facilities for the area.

To provide adequate commercial facilities to satisfy the shopping needs of the Oroville residents.

To revitalize the Oroville Central Business District.

To provide the specialized commercial needs for the traveler and tourist visiting the Oroville area.

To provide a commercial environment conducive to maintaining Oroville's position as the commercial center for the Southeastern Region of Butte County.

PRINCIPLES:

To provide neighborhood convenience shopping centers to meet the future needs of Oroville's residential areas; provided however, new commercial areas should not be designated until sufficient evidence is presented to indicate adequate population to support it.

Plan each new shopping area as a unit with adequate depth for expansion where necessary, but with fixed limits.

Extensions of existing, or development of new, "strip" development should not be permitted.

Encourage the grouping of automobile sales and services into a single area.

Specialty retail-commercial uses which serve the city or region should be located with the Central Business District.

Uses which will increase the population density adjacent to the Central Business District should be encouraged.

A vigorous revitalization program for the Central Business District should be implemented.

Improvement programs should be initiated for all existing shopping areas for parking, landscaping and overall development.

Design control and standards should be imposed on all commercial development to assure harmonious and interesting exteriors, pleasant surroundings and an inviting appearance.

Access control for all commercial activities should be imposed to prevent congestion, confusion and traffic hazards to the traveling public.

Commercial developments should have access to collector and major streets without the necessity of entering or traversing through residential neighborhoods.

Areas for offices and associated uses should be provided adjacent to major arterials or as transitions to higher intensity use.

Goals previously established indicate the community wants to avoid the economic, aesthetic and traffic problems of strip commercial development that so often results in poor maintenance, incompatible mixtures of business and homes, uncontrolled access to streets, a proliferation of signs and other eye pollution situations. The preference for planned shopping areas and the convenience it affords is apparent by the success being achieved by existing centers. Strip commercial development as such is established to a degree along Oro Dam Boulevard from the freeway easterly to Olive Highway and along the Lincoln Street axis from the Central Business District to Oro Dam Boulevard. The plan recognizes these existing conditions and attempts to build on this feature. The plan also recognizes that past practices have resulted in an over-supply of commercial land which has resulted in dilapidated commercial property, obsolescence and a high vacancy rate in various commercial structures. While planning theory would only require approximately 163 acres of commercial land to satisfy economic need, some 488 acres are provided by

the plan which is intended to supply all future needs of the community for services, retail and office uses, while providing a variety of choice and opportunities. This, compared to the existing City and County commercial zoning of 683 acres would amount to a reduction of 29 percent in commercial land allocations.

To provide the variety of commercial uses for economic and service needs, the land allocated is recommended to be distributed as follows:

NEIGHBORHOOD - to provide those convenience goods necessary for day-to-day shopping needs. These centers are generally three to five acres in size and have a service area of 5,000 population. These centers should not be established until sufficient population is available to support such facilities.

HIGHWAY SERVICE - to provide those commercial services necessary to the traveling public. These areas are normally allotted to traffic interchanges and areas where the traveler and tourist are expected to congregate.

GENERAL COMMERCIAL - to provide areas supporting all commercial activities including but not limited to shopping centers, department stores and general retail stores.

CENTRAL BUSINESS DISTRICT - to preserve and support the existing central area and to provide compatible uses which will strengthen and aid in its rehabilitation.

HEAVY COMMERCIAL - to provide areas not directed to retailing, but accommodating automotive, wholesale and general business services. These areas do not require prime exposure and can be used in transitional areas as well as bordering on industrially used properties.

PROFESSIONAL AND OFFICE - to provide areas which are compatible and environmentally suited to office and professional use. These land uses could be placed along major arterials without creating adverse conditions which are associated with strip development.

INDUSTRIAL USE

OBJECTIVES:

To provide adequate land for industrial growth and development.

To minimize adverse aesthetic and environmental effects of industrial development.

To locate industrial development in such a manner that protects the adjacent lands as well as the industry itself.

To achieve a more efficient use of the community's industrial land resources and a more economically stable industrial base.

PRINCIPLES:

Industrial uses should be intensified in areas designated for industry.

Mixed industrial and commercial uses should be permitted only when such uses are compatible.

Residential uses should be prohibited in industrially designated areas.

Industrial areas should be located close to major traffic arterials to minimize heavy traffic through residential and light commercial areas.

Encourage construction of architecturally significant buildings and the landscaping of building sites and parking areas.

Visual screening of open storage and operations should be encouraged.

All industrial uses should be required to eliminate any pollution or otherwise offensive activity which would affect the residents of the community.

Eliminate or prevent the fronting of industrial areas directly upon residential development or areas designated for residential uses.

Areas reserved for industrial uses should not be utilized until existing industrial areas begin to reach their capacity.

Although the plan does not distinguish between the intensity of use of the industrial areas, it is expected that the implementation of the plan would provide for a more restricted industrial use in areas of close proximity to existing and proposed commercial or residential lands.

Based on a standard of providing a minimum of one acre of industrial land for each five (5) employees, only 400 acres would be needed. However, the present patterns of development preclude the possibility of a compact of consolidated industrial district. The land allocated to industry totals almost 2,000 acres which includes the present industrial area lying between Route 70 and the Western-Pacific Railroad and the Oroville Airport site.

The provision of this excess land as opposed to potential demand reflects a desire to permit the greatest flexibility on the part of potential users, recognizes the physical attributes of properties and the present ownership of existing industry.

The following tables contain summaries of the statistical information on the land use distribution and holding capacities of the various districts as well as the overall planning area.

TABLE 2
 OROVILLE GENERAL PLAN
 HOLDING CAPACITIES
 BY AREA

<u>Area</u>	<u>Dwelling Units</u>	<u>Population</u>
City of Oroville	9,050	16,818
Thermalito	6,025	15,204
North	816	1,621
Northeast	573	1,602
Foothill	4,445	12,295
South	3,855	9,380
Southwest	<u>633</u>	<u>1,063</u>
TOTAL	<u>25,427</u>	<u>57,983</u>

Persons per overall residential acre = 5.3

Persons per dwelling unit = 2.3

Source: Lampman and Associates, 1973

TABLE 3
 OROVILLE GENERAL PLAN
 PERCENT DISTRIBUTION OF
 PROPOSED LAND USES

	<u>CITY OF OROVILLE</u>		<u>PLANNING AREA</u>	
	<u>Acres</u>	<u>% of Total</u>	<u>Acres</u>	<u>% of Total</u>
RESIDENTIAL				
Low	273.5	8.0	4,207.2	26.8
Low-Med	424.4	12.4	4,942.8	31.4
Medium	604.0	17.6	1,309.2	8.3
Med-High	251.5	7.3	317.4	2.0
High	<u>56.0</u>	<u>1.6</u>	<u>56.0</u>	<u>.4</u>
Subtotal	1,609.4	46.9	10,832.6	68.8
COMMERCIAL				
L.C.	113.5	3.3	130.5	.8
Gen.	225.5	6.6	323.2	2.1
N.C.	10.0	.3	35.0	.2
INDUSTRIAL	765.5	22.3	1,992.0	12.7
INSTITUTIONAL	251.1	7.3	459.1	2.9
PARKS	266.2	7.8	414.2	2.6
OPEN SPACE	<u>188.2</u>	<u>5.5</u>	<u>1,538.6</u>	<u>9.8</u>
TOTAL	<u>3,429.8</u>	<u>100.0%</u>	<u>15,725.6</u>	<u>100.0%</u>

Source: Lampman and Associates 1973

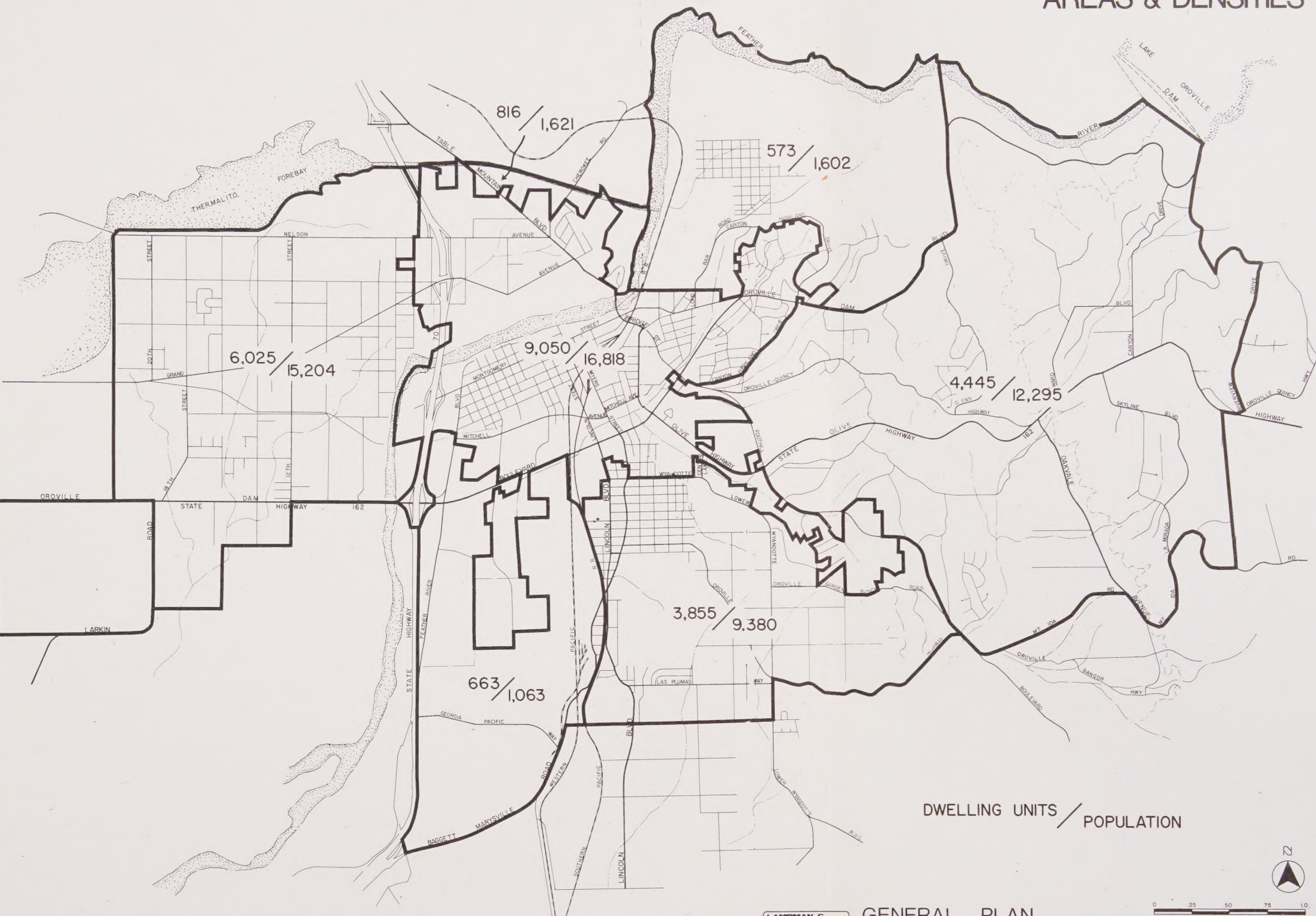
TABLE 4

OROVILLE GENERAL PLAN
LAND USE DISTRIBUTION & HOLDING CAPACITY

	<u>Oroville</u>	<u>Therma- lito</u>	<u>South- west</u>	<u>South</u>	<u>North</u>	<u>North- east</u>	<u>Foot- hills</u>	<u>Total</u>	<u>Housing No. Per Acre</u>	<u>Total Dwellings</u>	<u>Persons Per Acre</u>	<u>Total Persons</u>
RESIDENTIAL												
Low	273.5	1,97		148.0		1,018.5	2,767.2	4,207.2	0.5	2,104	1.4	5,890
Low-Med	424.4	1,970.3		1,001.2	56.4	31.3	1,453.2	4,942.8	2.0	9,885	5.6	27,680
Medium	604.0	320.7	21.0	271.8	77.0		14.7	1,309.2	6.5	8,510	13.0	17,020
Med-High			43.9		16.9		5.1	317.4	12.0	3,808	18.0	5,713
High	56.0							56.0	20.0	<u>1,120</u>	30.0	<u>1,680</u>
										<u>25,427</u>		<u>57,983</u>
COMMERCIAL												
L.C.	113.5			15.2			1.8	130.5				
Gen.	225.5		97.7					323.2				
N.C.	10.0	15.0		5.0			5.0	35.0				
INDUSTRIAL	765.9		1,201.1	25.0				1,992.0				
INSTITUTIONAL	251.1	41.4		53.0			113.6	459.1				
PARKS	266.2	70.0		38.0		5.0	35.0	414.2				
OPEN SPACE	<u>188.2</u>	<u>130.6</u>	<u>11.9</u>	<u>22.0</u>	<u>6.5</u>	<u>627.4</u>	<u>552.0</u>	<u>1,538.6</u>				
TOTAL	<u>3,429.8</u>	<u>2,548.0</u>	<u>1,375.6</u>	<u>1,585.2</u>	<u>156.8</u>	<u>1,682.2</u>	<u>4,947.6</u>	<u>15,725.2</u>				

Source: Lampman and Associates, 1973

RESIDENTIAL SERVICE AREAS & DENSITIES



DWELLING UNITS / POPULATION

LAMPMAN & ASSOCIATES
MUNICIPAL PLANNING AND
ENGINEERING CONSULTANTS

GENERAL PLAN
OROVILLE, CALIFORNIA

0 25 50 75 100
1 MILE





ENVIRONMENTAL MANAGEMENT

V ENVIRONMENTAL MANAGEMENT GOALS

GOAL

To attain the highest level of land management by preserving those lands not suited to urbanization, providing areas for recreation, protecting and maintaining those areas of unique environmental qualities, conserving the natural resources, and utilizing those techniques which will enhance and perpetuate a quality of life style desired by the residents of Oroville.

OBJECTIVES

Conserve all natural resources in the urban area to ensure the continuation of the quality of life and the continued use and enjoyment of the irreplaceable geological and environmental elements.

Maintain and enhance a visually pleasing environment.

Reduce costly and unnecessary public expenditures perpetrated by unwise land uses.

Provide an organized system of parks and recreational areas.

Provide open space throughout the area and between areas of conflicting land uses as a relief from the urban environment.

Provide a broad range of recreational opportunities for both residents and visitors in a manner which will protect but yet maximize the use and enjoyment of the varied natural attributes of the region.

Protect the scenic and vista areas so as to encourage the continued attraction of the community to the visitor and resident alike.

PRINCIPLES

Protect valuable watersheds that minimize storm runoff and soil erosion.

Preserve the essential characteristics of natural corridors such as creek beds, to use them as pedestrian and equestrian trails.

Provide public vantage points in the hill areas and along the rivers where outstanding views of the community are available.

Areas susceptible to flooding, geological damage and fire should be utilized as open space.

Public access to natural areas such as rivers, unusual wildlife habitats and significant and aesthetic vistas should be secured prior to the development of private properties.

Extraction of mineral resources should be permitted only under rational performance standards and the assurance of appropriate reuse of land following extraction.

Develop zoning and financial inducements which will insure the retention of areas appropriate for conservation.

Provide legal means for the protection and maintenance of trees within the community.

Institute plans and programs for the installation of trees on all streets and highways.

Require adequate data from both the public and private sectors regarding development proposals to assure that the natural terrain and atmosphere will not be placed in jeopardy.

All development should be both functional and visually pleasing and visually offensive views eliminated.

Reduce pollution of air, water, sights and sounds to the lowest attainable levels.

Where geological conditions indicate, no development should take place without the benefit of public facilities.

Expand the neighborhood park system to provide park facilities in close proximity to the residential areas.

Maintain coordinated planning for recreation between all government agencies and encourage joint use of facilities.

Expand and develop year-round recreational facilities for both the young and old.

A comprehensive system of trails should be provided for the varied hiking, riding and cycling interests of the residents.

Encourage the further development of commercial recreation on a year-round basis, which would provide a more balanced economy.



**OPEN SPACE-
CONSERVATION ELEMENT**

VI

OPEN SPACE - CONSERVATION ELEMENT

The Survey Report identified those critical areas of concern for open space and the deficiencies in parks and recreation resources. It also identified the conservation measures that should be undertaken.

The plan accompanying this section provides for the preservation and conservation of:

- a. wild life habitats
- b. flood plains
- c. scenic and vista areas
- d. excessive slopes and hazardous areas
- e. agricultural lands
- f. historical sites
- g. park and recreation sites

PLAN PROPOSALS

WILDLIFE HABITATS - Protection and preservation of wildlife habitats requires that the stream beds and natural drainage courses remain undisturbed by urban development. Acquisition by a public agency would be unnecessarily expensive and it is recommended that development along these streams be restricted by zoning setbacks. This setback would both preserve the habitat as well as the drainage capacity of the channel and create a minimum corridor for hiking trails and nesting areas.

FLOOD PLAINS - Fortunately, most of the lands subject to flooding by the Feather River is in public ownership and restricted use will not cause any financial hardship. However, it is proposed that such lands be zoned as open space which would limit its use to non-permanent urban uses.

SCENIC AND VISTA AREAS - Three potential vista areas are proposed within the plan. Acquisition by the public through easements or by dedication through planned development will retain these sites for public use. Since none of the sites are in any immediate jeopardy, it is suggested that precise boundaries and access routes be developed now, in anticipation of future acquisition.

EXCESSIVE SLOPES AND HAZARDOUS AREAS - Steep slopes along the Feather River from the dam face westerly to the Western Pacific Railroad are mapped and are planned as permanent open space. Most of the land bordering Oro Dam Boulevard east of Glen Drive is in the ownership of the Pacific Gas & Electric Company and is expected to remain in its present state. However, lands further west are in private ownership and, under open space zoning, individual homes at a density of one for each 25 acres would be permissible provided strict grading control is exercised.

AGRICULTURAL LANDS - No prime agricultural lands exist in the Oroville Planning Area. Those properties generally classified as Aiken Clay Loam occupy the eastern third of the planning area should be zoned for agriculture in the interim time period while awaiting urban development. The area is partially in tree crops now and would not be needed for urbanization until after the year 2000. Possible use of the Williamson Tax Incentive Program would assist property owners during this interval.

HISTORICAL SITES - Six sites have been identified as having significant historical value. These sites are already being maintained under private or governmental authority and no further action is anticipated. Continued surveillance by the public to prohibit the loss of these sites

may be necessary should economic conditions cause any changes in attitude on the part of the present trustees. The "Mother Orange Tree" is temporarily located at the Water Resources Building and will be relocated to a permanent site at a future date.

PARKS AND RECREATION AREAS - According to recognized recreation planning standards, the planning area is currently deficient in the amount and variety of public park facilities. The recommended Open Space and Conservation Plan locates much needed local parks throughout the entire area. The parks recommended are in a location and of a size which should provide for adequate recreation opportunities for all people regardless of age, special interest, sex or economic status.

The Open Space and Conservation Plan recognizes the recreation value and inter-relationship of public areas such as schools and special use facilities as found at Mitchell Field and the tennis complex at Stafford Street. Plans for future schools and parks were considered in evaluating the long range need for additional public recreation facilities.

The park and recreation system defined in the plan is well justified and represents a realistic approach to meeting the recreation facility needs within the planning area. The plan can be used as a basis upon which to develop a priority program for the acquisition and development of future recreation areas.

TABLE 5

SUMMARY OF EXISTING AND PROPOSED
NEIGHBORHOOD AND COMMUNITY PARK AREAS

<u>Service Area</u>	<u>General Location</u>	<u>Type</u>	<u>Status</u>	<u>Acreage</u>
#1	NE corner 16th & Biggs	N	P	13
#2	8th St. & Feather (extended)	N	P	8
#3	Nelson Ave. Park	C	P	81.0
#4	Served by above site			
#5	18th St. between Tehama & Plumas	N	P	11
#6	Table Mountain & Grand	N	P	12
#7	Ithaca east of Palermo	C	P	20
"	Olive (Wyandotte Avenue)	N	P	5.5
#8	La Plumas between schools	N	P	11
#9	Garden Ranch Rd. at Road V-6	N	P	7
#10	SE corner Pinedale & Edgewood	N	P	8
#11	Oroville-Quincy east of Woodcrest	N	P	5
#12	Canyon Highlands	N	P	5
#13	Ward & Plumas	N	P	12
#14	Served by above site			
#15	Oakvale at Crane	N	P	9
#16	Rotary & Sank Parks	N	E	7
#17	Hewitt Park	N	E	10
				224.5

N = Neighborhood Park
 C = Community Park
 E = Existing Park
 P = Proposed Park

Total existing (17) and proposed (209.5) park land = 224.5 acres divided by ultimate population (57,983) = 3.9 acres of park land for each 1,000 population.

Total existing developed open space areas having recreation value (197 acres) divided by ultimate population (57,983) = 3.4 acres for each 1,000 population. Includes schools, play fields, etc. The amount of this type of open space should increase commensurate with population increase.

Grand total existing and proposed recreation open space is 421.5 acres.

Total acreage divided by proposed ultimate population shows a ratio of 7.3 acres per each 1,000 population.

IMPLEMENTATION

The following matrix lists the various features of Open Space and Conservation measure and the implementation techniques available to the community to carry out the goals and plans of the Open Space and Conservation Element of the General Plan.

TABLE 6
OPEN SPACE AND RECREATION
IMPLEMENTATION MATRIX

<u>Open Space & Recreation</u>	<u>State or Local Purchase</u>	<u>Easements</u>	<u>Developers Responsibility</u>	<u>P. U. D.</u>	<u>Agricultural Preserves</u>	<u>Zoning</u>	<u>Property Owners Responsibility</u>
Local Parks	X		X	X			
Access to Rivers		X	X				
Flood Plains	X		X	X	X	X	
Agriculture					X		
Steep Slopes				X		X	
Vista Areas		X		X			
Feather River Recreation	X						
Stream Bed Trails & Wildlife Habitats		X	X	X		X	X
Street Trees			X			X	X
Hiking Trails		X		X			
Air Pollution			X			X	X
Water Pollution			X			X	X
Fire Hazards			X			X	X

Source: Lampman and Associates 1973

RECOMMENDATIONS

- a. Encourage the county to institute agricultural preserves in the foothill areas outside of the immediate development area. Use of the Williamson Act will permit continued agricultural use of the area pending need for urbanization.
- b. Ordinances should be enacted prohibiting any action by property owners which would cause a reduction in the carrying capacity of the streams, the destrucion of the vegetation or the introduction of silt or debris into the channels.
- c. A setback ordinance should be enacted prohibiting any construction within 20 feet of the high water line of any stream or drainage course.
- d. An open space zone should be established which will maintain a limited population in the areas where slopes exceed 25 percent.
- e. No development of urban densities should be permitted without a public sewer system.
- f. Ordinances should be enacted and enforced requiring that all owners of property shall maintain sufficient sized fire breaks which will prevent the spread of fire.
- g. A tree planting and preservation program and ordinance should be developed which would implement the planting of street trees and reduce the unnecessary destruction of the native oaks on private property.
- i. Make mandatory the use of planned districts for those areas in the foothills designated for low density development. The use of such districts would permit better utilization of open space and

- the preservation of the natural trees, grasses and drainage courses.
- j. Detailed studies of proposed park acquisitions should be prepared in advance of development.
 - k. Specific park plans should be formulated and adopted by the legislative bodies for each proposed park area of high priority.
 - l. A priority program of acquisition and improvement of park lands should be established based on the General Plan and equated to revenues to be received,
 - m. Scenic and open space easements should be acquired through the subdivision and development process including but not limited to creek reservations, wooded areas, flood plains, scenic and historical sites.
 - n. No public property or lands obtained through tax delinquency should be disposed of without evaluating their potential for open space or park sites.
 - o. A trail system should be developed utilizing the stream beds, utility rights-of-way and the levee system along the Feather River. Specific plans for such a system should be undertaken upon adoption of the General Plan.
 - p. Coordinate the park planning desires and needs of the City closely with the Feather River Recreation and Parks District, so as to provide for maximum benefit to the people through joint cooperation and assistance.
 - q. Begin an ongoing program of research to determine the ownership and probability of disposition of lands designated for public uses.



SCENIC ROUTE ELEMENT

VII

SCENIC ROUTE ELEMENT

This section is intended to meet State Planning Law which requires the inclusion of a Scenic Highways Element in all General Plans, and to identify those routes within the Oroville Planning area which traverse areas of outstanding natural scenic, historical, or recreational value. The Scenic Route Element is also intended to provide a basis for programs and legislation for the protection and enhancement of those designated scenic routes and the establishment of official policy regarding:

- a. Definition and designation of scenic routes
- b. Policies, objectives and standards for development of scenic routes and preservation of adjacent scenic areas.
- c. Coordination of scenic route programs with all levels of government.

OROVILLE SCENIC ROUTE

The route identified by the Oroville General Plan as a scenic route and which shall be declared eligible for official scenic highway designation is: Oroville Dam Boulevard, from Glenn Drive to Lake Oroville Dam.*

Oroville Dam Boulevard from Glenn Drive to Lake Oroville Dam is a major rural road which traverses sparsely populated open agricultural, and natural lands while carrying traffic to scenic and recreational areas. It possesses the basic qualities of a scenic route such as:

- a. Quality in scenic, natural and/or recreational interest
- b. Variety of terrain and landscape

*See Open Space, Conservation, Parks and Recreation Map

- c. Adequate design and safety
- d. Accessibility between public recreation; parks and points of scenic, cultural or historic interest
- e. Compatability with open space objectives such as conservation of open space, outdoor recreation, etc.

Under the State Scenic Highways Program, it is possible to have county roads, other than state highways, designated as "County Scenic Highways" by the State Director of Public Works. Thus, Oroville Dam Boulevard from Glenn Drive to Lake Oroville Dam is eligible for "Official County Scenic Highway" designation. All procedures prescribed for State Scenic Highways apply equally to those County Scenic Highways, except that local government is responsible for preparing the scenic highway corridor survey and highway facility study in addition to developing the corridor protection and implementation program. The highway will appear in State maps as a scenic highway and will be properly signed as such.

Those policies established for scenic routes are:

- a. Designation of scenic routes shall be in conformance with General Plan policies and supplement the land use and circulation elements.
- b. Scenic corridors adjacent to scenic routes shall include, generally the area visible from the route.
- c. Land uses non-compatible to the overall scenic beauty shall be relocated or screened.
- d. Standards for development of scenic routes and adjacent scenic areas shall be established and adhered to by local jurisdictions.
- e. Attention shall be given to the visual qualities within the scenic corridors by controlling development through legislation.

Standards must be established for development of scenic routes and

adjacent scenic areas. These standards shall dictate the type, amount, and extent of allowable land uses. Control of development would be accomplished through local government regulation power.

SCENIC ROUTE DEVELOPMENT

Components to be considered in scenic route development may include one or all of the following:

DEVELOPMENT ALTERNATIVES

- Vista Points
- Roadside Rest Points
- Nature Parks
- Limited residential, and/or tourist oriented commercial development
- Historical Sites
- Outdoor Recreation
- Extensive Landscaping

CONTROL METHODS

- Zoning Ordinance
- Creation of a scenic route or scenic corridor zone
- Control of uses, setbacks, densities, etc.

SUBDIVISION REGULATION

- Limitation of cut and fill
- Tree preservation and planting

BUILDING CODE

MAINTENANCE CONTROLS

- Housing Code
- Fire Prevention
- Litter Control
- Weed and Insect Control

- ° Water Pollution
- ° Forestry Practice (where applicable)

Legislation controlling alterations to inland water bodies or water courses

Acquisition of property or open space easements or development rights within scenic corridors

IMPLEMENTATION

Actions to be taken for implementation of the Scenic Route Plan and the protection, conservation and enhancement of scenic routes and adjacent scenic areas are:

- a. Attain coordination between city, county, and state levels of government concerning the scenic highway program
- b. Adoption and application of legislation for control over development of scenic routes
- c. Preparation of detailed development plans showing right-of-way, roads, public area and facilities, and corridors.
- d. Application to state for inclusion of designated scenic routes in the State Master Plan for "Scenic Highways" and for designation as "Official County Scenic Highway".

By inclusion of this plan for a Scenic Route with the Oroville General Plan, the policy to enhance the scenic and aesthetic qualities of the community, promote a favorable image to those travelers along the scenic route, spur community pride, and generally to enhance the economic opportunity of the business community through tourism is expressed. Official designation of the scenic route identified in the General Plan will begin to provide for the protection and enhancement of the outstanding natural scenic environment for the present and future use of residents and visitors alike.



SEISMIC ELEMENT

VIII

SEISMIC ELEMENT

The history of California has been marked by various degrees of earthquakes, some of which had a marked affect on urban development. When one mentions earthquake, his immediate reaction is San Francisco of the early 1900's or San Fernando Valley in 1971.

In spite of the reoccurrence of earth shaking and the destructive effects on man's environment, the development of urban places has continued with little or no regard to the potential hazards of geological faulting or other dislocations of the earth's surface.

Since little is really known about this particular problem, most community plans disregarded the geological aspects and continued to look only for flooding hazards, aesthetic features, pronounced geological features and other apparent environmental and topographic characteristics.

Due to the very disastrous earthquake in southern California with its resultant loss of life and property, the State Legislature in 1971, enacted legislation which required every city and county to include in their General Plan, a Seismic Safety Element.

Specifically, the legislation, Section 65302 of the Government Code, contained the following mandated element:

"A seismic safety element consisting of an identification and appraisal of seismic hazards such as susceptibility to surface ruptures from faulting, to ground shaking, to ground failures or to effects of seismically induced waves such as tsunamis and seiches."

"The effect of this law is to require cities and counties to take seismic hazards into account in their planning programs. The intent

is that all seismic hazards are to be considered, even though only ground and water effects are given as specific examples. The basic objective is to reduce loss of life, injuries, damage to property, and economic and social dislocation resulting from future earthquakes."

EARTHQUAKE DAMAGE

Losses attributed to earthquakes can be separated into two categories. The physical damage to man-made structures and the social and economical losses.

PHYSICAL EARTHQUAKE DAMAGE

a. Ground shaking resulting in the destruction of buildings and public utilities and facilities which affects older masonry structures which are prevalent in most cities.

b. Ground failures such as landslides, rock falls, subsidence and other surface or near surface movements. Such failures result in dislocated foundations and disruption of street alignments and complete neighborhoods.

c. Ground displacement which occurs along faults creates both vertical and horizontal dislocation. Structures or public facilities built along such faults are completely destroyed since it is not economically feasible to design and build structures to remain intact in such conditions.

d. Tsunamis are tidal waves created by underwater earthquakes, cause mass destruction along ocean fronts or other areas bordered by water. Similar effects could be created in artificial lakes and reservoirs. The combined effect of the earthquake and the collapse of dams and the consequential flooding could be disastrous. Most modern dams, however, are designed and constructed to be earthquake resistant.

SOCIAL AND ECONOMIC LOSSES

The losses which can be attributed to geological hazards can be severe, but the losses to the individual and the community at large could exceed the physical losses. These losses may include such things as:

- a. Medical treatment and disability
- b. Costs of litigation
- c. Loss of employment
- d. Loss of wages, production and profits
- e. Educational disruption
- f. Pain, physical discomfort and mental anguish
- g. Increase in public costs concurrent with a loss of public revenue
- h. General social disruption

GEOLOGICAL INVESTIGATION IN OROVILLE

The geological investigation for the Oroville General Plan was conducted by F. Beach Leighton and Associates, Incorporated, who are experts in Environmental Earth Sciences. The study included the identification and delineation of the terrain, geologic and seismic conditions that will affect the future land use capability of the planning area. The study included a review of available geologic maps and reports, a detailed study of stereoscopic aerial photographs and a field reconnaissance to verify and further delineate relationships developed from the study of the aerial photographs.

Based on these studies, a land use capability map was prepared including the identification of certain difficult terrain and geological conditions. The findings and geological data are to be found in the

General Plan Survey Report and the original documents on file in the office of the City Administrator.

GEOLOGICAL AND SEISMIC FINDINGS

GROUNDWATER

a. Shallow groundwater, springs, seepages and areas of wet and marshy ground are the most significant geologic problems in the area.

b. Surfacing of groundwater is, in general, related to a permeability barrier at the sediment/bedrock interface and to layers or lenses of higher permeability within the sediments. The distribution of some seepages with respect to topography and man-made structures suggests that some seeps may be the result of failure of private sewage disposal systems.

c. Future development in areas of shallow or surfacing groundwater will require detailed investigations to determine the feasibility of building in these areas.

PRIVATE SEWAGE DISPOSAL

a. The bedrock has very poor to poor permeability, and private sewage disposal systems should not be expected to function well in these materials

b. Shallow or surfacing groundwater will prevent the adequate functioning of private sewage systems in a large part of the areas of sedimentary and older alluvial rocks.

c. The above two areas constitute a large part of the developed and potentially developable land in the area. Consequently, sewage treatment systems should be a significant part of future planning in the area.

LANDSLIDES

a. A complex of landslide blocks occupies the area on the south flanks of South Table Mountain and the Campbell Hills. Any proposed development in these areas should be preceded by a detailed investigation of the stability of the landslide complex and the severe groundwater problems.

b. Significant landslides and other natural instabilities are generally absent from other parts of the area of investigation.

c. Man-made instabilities may result from undercutting planes of fractures or foliation in bedrock. The older alluvial and sedimentary rocks are generally stable because of coarse grain size, but these may be a problem due to locally high clay content or shallow groundwater conditions.

SEISMICITY

a. No active or potentially active faults are known in the Oroville area, and none is expected from trends of regional faults or earthquake epicenters.

b. The level of earthquake shaking to be expected as a result of fault movements outside the area is rated at low to moderate. More intense shaking should be expected in areas of alluvial, sedimentary, or volcanic rocks than in the bedrock areas. This relationship will be even more pronounced in areas of surfacing or shallow groundwater.

c. Areas of bedrock should be classified Seismic Risk Zone 2 in the scale of the Uniform Building Code; the remainder should be classified Zone 1.

GENERAL CONSIDERATIONS

a. Existing trends of development of the area have responded to

natural constraints. Development in the area of shallow groundwater on the Thermalito side of the river has generally been unsuccessful, and the newer homes in this area have fallen into disrepair. No development has occurred in the area of landslide and groundwater problems north of the Thermalito Forebay and Canal. The more successful developments have occurred in the foothill belt east of Oroville where the most significant problems are locally shallow groundwater and disposal of sewage effluent.

b. Future development should be expected to expand even further eastward, attracted by the topography and general appearance of the area. The topography and natural amenities are ideally suited to medium and low density development. However, private sewage disposal, a common accompaniment to low density development, should not be expected to perform well in this bedrock area.

c. Dredge tailings remain as a generally unsightly condition in some areas, principally in the alluvial lowlands along the Feather River. Others have been reclaimed by reworking the tailings, and are now being used principally as industrial or commercial areas. Future reclamation should include recompaction under the supervision of a soils engineer.

SEISMIC ELEMENT POLICY STATEMENT

The community recognizes the low-medium possibility of seismic activity and accepts the potential risk of damage to low density residential structures. The nature of the geological formations and the history of activity precludes any massive seismic hazard and consequently, economic hardships by overly restrictive codes and controls except as they relate to structures housing the sick, invalid and maimed individuals, public

structures providing for group gatherings, schools or places of public transactions should not be imposed.

The need for sensible and responsible actions providing for the safety of the public will require in addition to standard codes and soil investigations, an in-depth geological reconnaissance for the aforementioned structures.

To reduce the potential of risk to the general public, a structural survey should be undertaken of all buildings which were built prior to building codes and constructed of brick or masonry materials.

RECOMMENDATIONS

a. A survey should be undertaken for all masonry structures within the planning area. Such studies should be undertaken for the expressed purpose of identifying and correcting the exterior parts which may fall on the public areas.

b. Institutional structures should be required to supply a geological as well as a soil study prior to securing building permits. The extent of such studies will be dependent on the areas upon which the structure is to be located.

c. Where excessive grading is proposed, a geological study should be required to avoid landslides or slippage which may cause damage to adjacent properties or cause instability to the proposed development.

d. Sewers should be required for all development of urban densities in the Oroville area.

e. Any work in the spoils area should not be permitted without recompaction under the supervision of a soils engineer.

(See Safety Element for contingency planning.)



CIRCULATION ELEMENT

IX

CIRCULATION ELEMENT

This part of the General Plan contains recommendations for improvements and modifications to the existing street system in the City of Oroville to serve the needs of the projected land use. As has been pointed out, the street system or circulation element and land use plan are very closely related. The proposed street system is based upon the projected land uses and the traffic which will be generated by those uses. Any changes which are made in the future to land use or the street system must be carefully evaluated to determine its effect on each. As an example, a reduction in a proposed street width with the land use remaining constant, could create traffic congestion and safety problems due to inadequate capacity of the street. The same situation can occur if land use is changed to a use which will generate more traffic than has been anticipated in the plan.

GOAL

To develop a total transportation system which will serve the present and future needs of the community which will move people and goods in a safe, convenient and economical manner.

OBJECTIVES

To base the design of all traffic ways on achieving the highest level of safety, efficiency, and aesthetics.

To alleviate traffic congestion and improve access to the Central Business District and other areas of traffic generation.

To achieve a higher use of the airport's capacity.

To complete the system of State Highways and Freeways serving the Oroville region.

To provide a transit system within the region that will provide economical service linking the major community facilities and employment centers with the residential centers although not necessarily on a conventional or routine basis.

To encourage the railroads to maintain a modern rail service which would promote greater industrial and commercial development.

PRINCIPLES

Expand the local major street systems to accommodate through traffic needs of the community.

Rights-of-way needed for anticipated traffic volumes should be reserved in advance of its needs.

Provide a collector street system to accommodate inter-neighborhood traffic.

Bicycle lanes should be provided within rights-of-way of railroads, utility lines, and street systems where feasible, to encourage alternate means of travel.

Programs to encourage the State to complete a freeway system to Oroville from the Metropolitan Regions of the State should be accelerated.

Capacity in selected streets and alternative routes should be constructed as required.

Major traffic arterials should not bisect or isolate neighborhoods, parks or schools or other homogeneous areas.

All transportation facilities should be designed so as to enhance and/or otherwise improve its relationship with adjacent land uses.

Existing major streets and railroad crossing should be converted to a grade separation where daily traffic would be in conflict.

All rail lines traversing residential or commercial uses should be landscaped to screen adjacent uses.

Land uses around the airport should be restricted to assure compatibility with airport use.

Coordinate with other agencies within Butte County, the possibility of the use of a bus system connecting the major regional activity areas.

No new rail crossings should be created unless they are graded separate from the rail lines.

STREET CLASSIFICATIONS

For the Oroville General Plan area, four classifications of streets have been utilized in the Circulation Element. The freeway which is the responsibility of the State Division of Highways, has the highest traffic carrying capability. The design criteria for freeways is determined by the State, but should be reviewed by City staff to insure adequate service for the area. The highest traffic carrying street within the local jurisdiction has been identified as a major street. The next level of street in the circulation system has been identified as a secondary, and the final classification has been identified as a local.

The accompanying chart illustrates the relationship between the movement and access function of a street system. While some of the classifications indicated on this chart are not included in the street system classification for Oroville, the relationship between these types of streets is evident. The major point of the chart is to illustrate that as the movement function or volume of traffic handled increased, the amount of local access, that is driveways and number of intersections, should be reduced.

For the Oroville area, the following relationships have been utilized in determining the classification of the various streets.

<u>CLASSIFICATION</u>	<u>AVERAGE DAILY TRAFFIC</u>
Major	20,000+
Secondary	5,000 to 20,000
Local	below 5,000

These relationships provide a basis for determining the recommended circulation system. The relationships are not absolutes, but guides, and must be considered in this light.

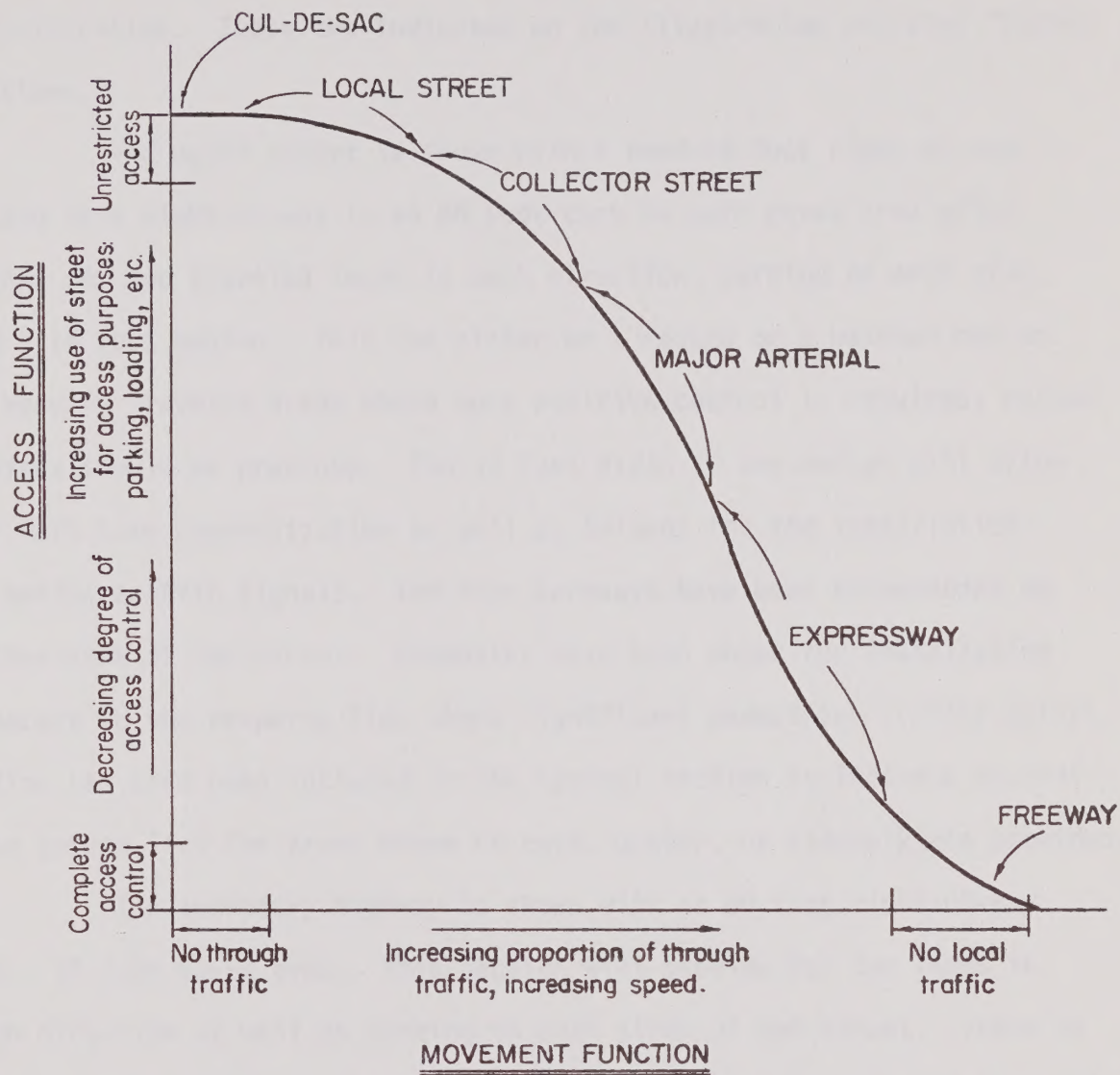


CHART 1

MOVEMENT ACCESS FUNCTION
OF ROADWAY TYPES

STREET SECTIONS

The recommended cross sections indicating right-of-way and pavement width, as well as other details, have been developed for each street classification. These are indicated on the illustration entitled "Street Sections."

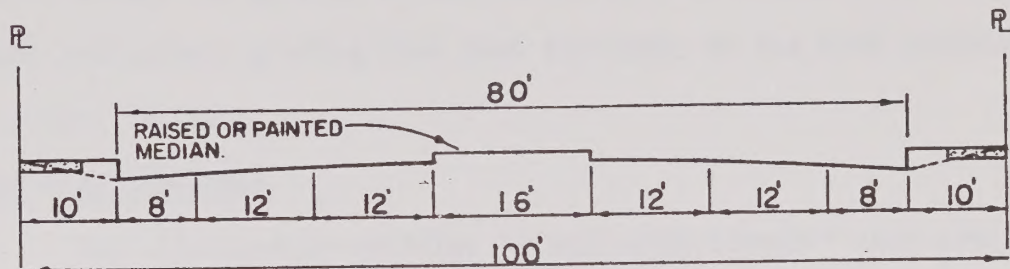
The major street is shown with a hundred foot right-of-way. Within this right-of-way is an 80 foot curb to curb paved area which allows for two traveled lanes in each direction, parking on each side, and a 16 foot median. This can either be a raised or a painted median. In heavily traveled areas where more positive control is required, raised medians should be provided. The 16 foot width of the median will allow for left turn channelization as well as islands for the installation of median traffic signals. Ten foot parkways have been recommended on either side of the street. Sidewalks have been shown for installation adjacent to the property line where significant pedestrian traffic exists. A line has also been included in the typical section to indicate approximate ground line for areas where no curb, gutter, or sidewalk are provided.

The secondary highway is shown with an 80 foot right-of-way and a 64 foot paved area. This section will provide for two lanes in each direction as well as parking on both sides of the street. There is also adequate width for the provisions of left-turn pockets at intersections where required, with the elimination of parking. As in the case of the major streets, provisions have been shown for sidewalks and for grading where no curb, gutter, or sidewalks are provided.

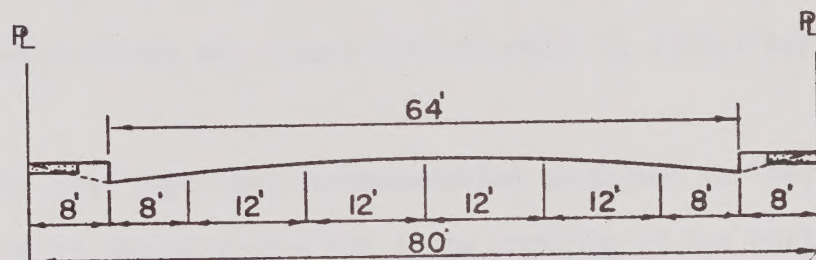
CHART 2

STREET SECTIONS

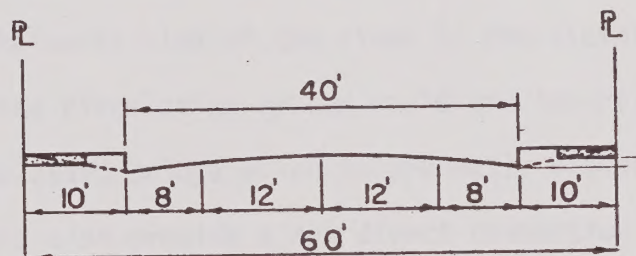
CITY OF OROVILLE



MAJOR



SECONDARY



LOCAL

NOTE: Dashed lines in parkway areas represent ground lines where curbs and gutters are not provided.

The local street is shown with a 60 foot right-of-way and 40 foot paved area. This section allows for one lane of traffic in each direction as well as parking on both sides of the street. Provisions for sidewalk and parkway grading have been included, as has been discussed in the previous sections.

GENERAL PLAN PROPOSALS

The illustration entitled "Circulation Element" indicates the proposed street system for the Oroville General Plan area. Major and secondary facilities, as well as freeways, are indicated on the plan. The remaining existing and future streets would be classified as local streets.

The most important recommendation contained for the future street system is the provision for a new crossing of the Feather River along the extension of Lincoln Street. The crossing would be an extension of the existing one-way couplet of Huntoon and Lincoln Streets intersecting Grand Avenue on the north side of the river in the vicinity of Fogg Avenue. This new link in the circulation system would provide relief for the Table Mountain Boulevard Bridge which is presently exceeding its practical capacity. It would also provide a new direct connection between the two sides of the river, bring traffic to the Central Business District, and connect southerly to the commercial area along Oro Dam Boulevard, Montgomery Street and Bridge Street due to this crossing.

The projected traffic volumes on these streets were beyond their practical capacities. Without the crossing, traffic from the northerly portion of the area would have to use the Route 70 freeway and

Montgomery Street to reach the Central Business District and Oro Dam Boulevard to reach that commercial area. It is recommended that the existing bridge along Table Mountain Boulevard remain with restrictions as to the size and weight of vehicles utilizing this facility.

The improvement of State Highway 162 from Oroville westerly to Route 99 is also recommended. The improvement of this route will provide improved access to the entire area, since Route 99 will be improved prior to any improvements of State Route 70 southerly of the City.

The recommended major street status for Oro Dam Boulevard results in a need for a widening of the two existing railroad underpasses. This widening is one of the more critical locations for the improvement of the circulation system of the area. Planning should be begun as soon as possible for the widening of these undercrossings.

Mitchell Avenue, between Feather River Boulevard and Washington-Olive Highway, is an important link in the overall circulation system. This secondary roadway will provide circulation through the commercial area and relief to Oro Dam Boulevard. The improvement of this street and reconstruction of its intersection with Meyers Street should be placed in the City's Capital Improvement Program. With the improvement of this street, a good bypass or relief route for traffic circulation in this area will be provided.

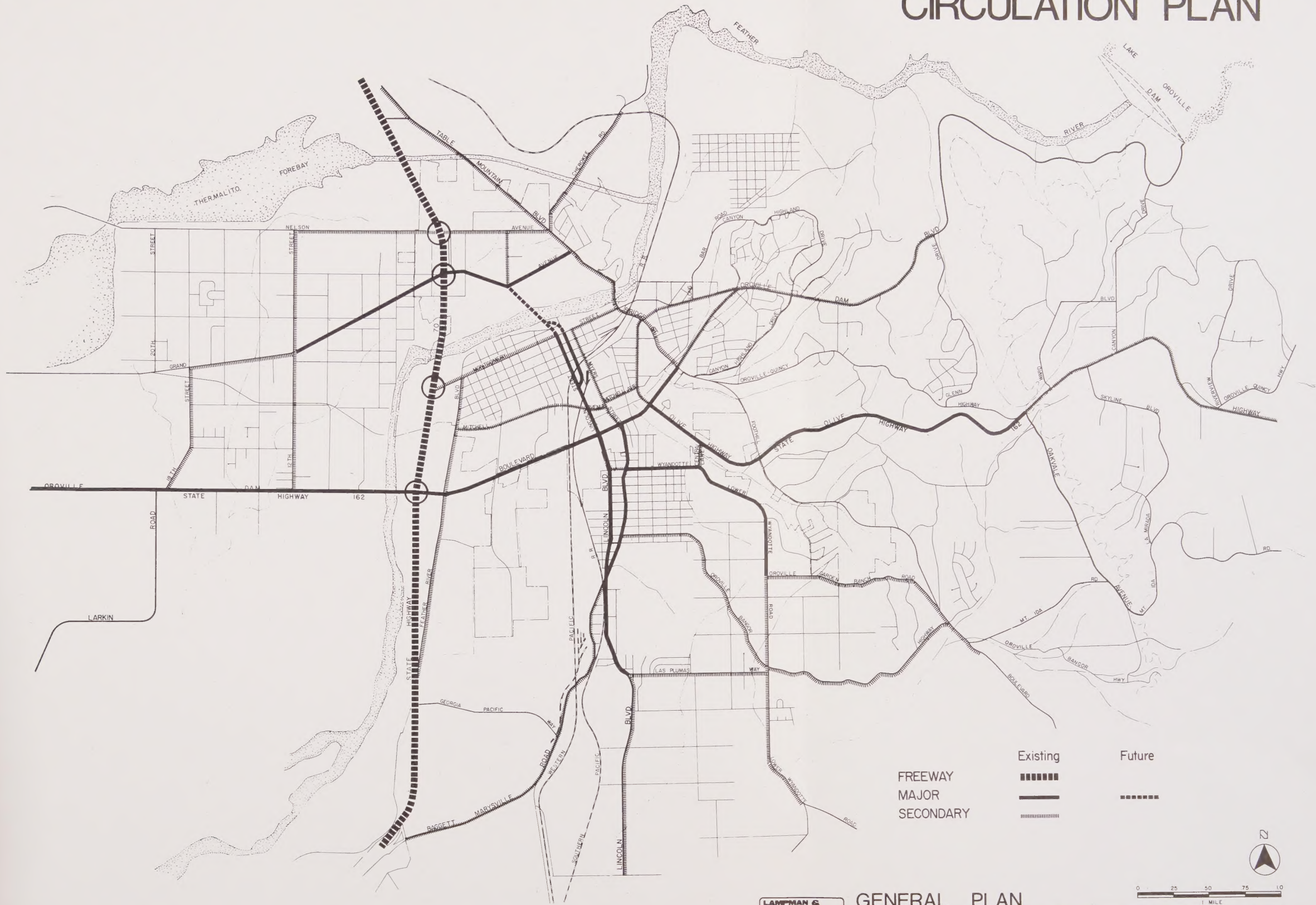
The improvement of the intersection of Olive Highway and Oro Dam Boulevard is also recommended. Due to the heavy flow of traffic from Oro Dam Boulevard to Olive Highway, it is recommended that left-turn signals be provided for traffic on Olive Highway at Oro Dam Boulevard.

This additional left-turn phase will reduce traffic congestion on Olive Highway which exists at this time.

SUMMARY

The circulation system which has been recommended will serve the future traffic circulation needs of the General Plan area. It is recognized that the recommendation of a new crossing of the Feather River will be a major undertaking for the City. The overall benefit to the City will overcome the cost. Other recommendations are not as major, and will generally result from the normal improvement and development of the area. The City should work with the Division of Highways to achieve the improvement of State Route 162 and ultimately, State Route 70. Again, the major factor in the circulation element is the understanding of the relationship between land use and the street system.

CIRCULATION PLAN



LAMPMAN & ASSOCIATES
MUNICIPAL PLANNING AND
ENGINEERING CONSULTANTS

GENERAL PLAN
OROVILLE, CALIFORNIA



HOUSING ELEMENT

X HOUSING ELEMENT

GOAL

To assure decent, safe and sanitary housing in environmentally secure residential neighborhoods for all the residents of Oroville.

OBJECTIVES

To improve the quality of housing by developing and maintaining programs which encourage people's hopes, abilities, and initiatives.

To improve the quality of housing by supporting programs which use public resources to achieve the maximum potential of private resources.

To utilize programs of other agencies which would benefit or achieve the housing goal.

To assist in the continued development of a variety of housing types which would provide greater choice to future residents.

To encourage the development of housing to serve a broader range of middle income families.

To retain and rehabilitate stable residential neighborhoods throughout the community.

To provide housing to meet the varied needs of all age groups.

To resolve existing housing problems for both the short range as well as the long range periods.

PRINCIPLES

A full range of residential densities should be provided.

The housing needs of the area must be accommodated on a community-wide basis.

The community should develop local interest and understanding of the housing problems and solutions leading to local programs which will satisfy needs.

Housing and building standards should be reviewed to insure decent, safe and sanitary dwellings and to provide for basic needs of a family unit.

No demolition of existing occupied units should be undertaken until replacement units are available.

Housing problems transcend political boundaries making it necessary that each agency communicate and coordinate programs which affect housing.

A long range community renewal action program should be undertaken which will identify and program those areas requiring remedial action.

A workable program should be initiated which would establish a schedule for upgrading codes and ordinances, establish goals for enforcement of such codes and qualify the community for federal assistance where necessary.

Insure that public facilities for each residential neighborhood are upgraded and maintained.

Recognize that the maintenance of housing involves the implementation of all the elements of the General Plan.

Rehabilitation of existing dwellings should be encouraged as a means of expanding the housing stock.

Environmental conditions which tend to encourage deterioration of neighborhoods should be eliminated.

Emphasis on encouraging the development of housing should not diminish efforts to upgrade or maintain environmental entities or those public facilities such as schools, parks, and open spaces related to housing.

All agencies and institutions capable of action or activities toward providing housing or aid in satisfying housing needs must be mobilized for maximum effectiveness.

Standards for physical improvements should be consistent with residential densities and ability of both the community and housing consumer to pay.

HOUSING PLAN

The housing element of the General Plan is designed to provide Oroville and its immediate surroundings with a comprehensive guide for the development and improvement of its residential areas. The principle purpose of the plan is to achieve the housing goals of the city, specifically the provision of adequate housing for all economic and age groups. Implementation of the plan will require the development of specific plans and proposals, active financial support from higher levels of government and the institution of new housing programs. Cooperation and interest of citizens, private developers and the affected government agencies will be a requisite for the success of the housing plan. The Survey Report of the General Plan itemized existing conditions of the housing stock in Oroville. In addition, it addresses itself to the social and economic conditions as they relate to housing and categorized limitations and restraints in the housing arena.

A statistical review indicated a slow replacement of the housing stock, the inability of more than 75 percent of the population to utilize the present private market and over 56 percent of the housing stock exceeded 30 years of age in 1960. Almost 13 percent of the city's housing stock is in need of replacement or renewal.

The Land Use Element of the General Plan is the guide for the orderly development of land uses throughout the urban area. The Land Use Element was developed with a comprehensive view toward the various relationships of the land uses. The Housing Element, to be effective, must focus on individual neighborhoods within the city and its environs.

The solutions to a housing problem and residential land uses in general require specific emphasis on the neighborhood and on the land use structure within the community. The Housing Plan is a series of proposals with methods of treatment of various housing problems occurring within the planning area and several programs are recommended for the implementation of the plan.

METHODS OF TREATING THE PROBLEM

NEW RESIDENTIAL DEVELOPMENT - The development of vacant lands within the Oroville area would be the most productive method of increasing the community's housing stock. Much of the reserved area for residential land uses are presently undeveloped. Most residential neighborhoods in the fringe areas around the city are presently underdeveloped and some areas within the city are totally developed but are in the various stages of decay. The majority of the future population will be housed in these present vacant areas or near-vacant areas in the foothills and in the Thermalito area. How these areas develop will determine the future quality of the housing stock and the environment in which people will live. The Land Use Element stipulated that a variety of housing densities would be encouraged which will permit citizens a choice in the type of housing and environment in which they wish to live. Traditionally, the single-family house has been the backbone of Oroville's residential development and this is anticipated to continue in the future. Proper controls on the subdivision land and the proper allocation of residential densities, along with the community facilities necessary to support this land use are mandatory.

The map following this section indicates the vast amount of areas available to future residents wishing to live in the Oroville area and the selectivity provided by this dispersal. The Land Use plan also calls for higher density development within the immediate vicinity of the central district. These areas should be considered for cluster, garden and high-rise apartments of various design, featuring amenities attractive to both the single and newly-married and the older aged. The City of Oroville and the unincorporated area under control of the County of Butte, should encourage the development of a variety of housing prices and rental structures so that a dispersal of the various economic levels of the present and anticipated populace will have an opportunity to integrate within the neighborhoods. This will avoid the development of single ethnic, economic or age group concentrations. All developments approved by the legislative bodies must be well designed and contain amenities so that the longevity and livability of the newly developed residential areas will be assured. The prevention of decay, dilapidation and deterioration in the present and new development will set the stage for the elimination of additional subsidized housing projects at the expense of the general taxpayer.

RENEWAL OF EXISTING DEVELOPMENT - Several methods are available to the community to treat housing problems in deteriorated neighborhoods. These methods were stipulated in the Survey Report in the form of various federally aided programs available to communities. Although the president has stipulated a restraint on the use of federal monies as it relates to housing, the community must be aware that other alternative programs will be made available by the federal government to eliminate sub-standard housing within the United States.

Although some programs presently being utilized in some communities may be eliminated, it is anticipated that other forms of revenue for upgrading housing will continue to be made available and the community should be alerted to various federal programs as they are produced. The most economical and acceptable program presently being considered by most communities is the use of conservation programs. In this respect, the community must be alerted to the potential deterioration of buildings the day after they are constructed. Constant surveillance and routine inspection is necessary to maintain the integrity of the structure and the livability of the neighborhood. Residents must be required to maintain, repair and remodel the structures as needed. The city and county could contribute to the maintenance of neighborhoods by maintaining the public facilities at their highest level and that provisions for technical and financial advice be made available to those residents in need of such information. The objective of any program of conservation would be the maintenance of the area for a long period of time.

Rehabilitation programs as suggested by federal legislation require a more intensive approach and programming on the part of the community. In this respect, neighborhoods which are too far gone for conservation measures, require financial support to those individuals of low income, the possible re-negotiation of loans on existing structures and complete rebuilding of community facilities. It is suggested that the downtown area and the areas east of the high school require a combination of conservation and rehabilitation measures. Specific plans for rehabilitation should be undertaken as soon as possible so that the total cost and the items that should be rehabilitated can be evaluated early in the program.

In order to exploit the use of programs whenever they become available, the city should be prepared to initiate such action by having available to it, complete informational documents on the various areas in need of such treatment.

REMOVAL OF DILAPIDATED UNITS - Scattered throughout Oroville and in the urban areas immediately surrounding the city, are housing units in a deteriorated state which can no longer provide safe and adequate shelter. Although the city has entered into this program, a much more aggressive approach may be necessary in order to prevent the spread of this blighting influence. Care should be taken that no individual family be removed from a structure unless adequate housing is available for their replacement. However, if a structure is so structurally unsound, public housing or leased housing units should be reserved so that the family unit may be removed from hazardous structures as soon as possible.

PROGRAMS FOR IMPLEMENTATION

NEIGHBORHOOD PLANNING AND IMPROVEMENT - This program will provide the vehicle for the preparation of a detailed neighborhood and community housing improvement plan and course of action. Interested neighborhood groups could develop neighborhood improvement plans which would concentrate on improvement of housing in their neighborhoods. These would be, basically, conservation rehabilitation programs. The role of the residents and property owners would be the improvement of individual properties.

The City of Oroville and the County would provide the vehicle for the improvement and the addition of needed public facilities. This program's goal is the achievement of sound residential neighborhoods which

would remain stable over a long period of time.

WORKABLE PROGRAM - A valuable tool for evaluating the present condition of the city's codes, ordinances and status of plans and programs is the annual preparation of a workable program. The Department of Housing and Urban Development of the Federal government requires workable programs if federal participation is involved in any housing activity in the community. Without federal aid, the workable program does provide a method of establishing an annual review of the city's position as it relates to housing.

DATA COLLECTION - Specific inventories are necessary so that a determination of the socio-economic conditions are available. A poor approach to housing would be the complete demolition of all existing sub-standard structures without relating this action to the needs of the householder himself. Concurrent with this program of data collection is the relationship to the availability of housing.

HOUSING AUTHORITY COOPERATION - Cooperation between the Housing Authority and the community in annually reviewing their program for the provision of low cost housing, either by the lease housing program or the development of public housing structures is mandatory if a reasonable approach to the elimination of sub-standard housing occupied by persons of lower income is to be accomplished.

ZONING CODE REVISIONS - Zoning Code revisions might include a density bonus for low-cost housing development. The encouragement of the private market to construct housing for that portion of the populace who cannot afford the present price level of the housing market may be given an incentive through an increase in density provided some low rent housing

is constructed within the project. This is a two-fold program in that it creates a dispersal of the lower income level families as well as providing safe and sanitary housing, at the same time preventing the re-institution of low income ghettos which is prevalent in portions of the community.

COMMUNITY IMPROVEMENT PROGRAMS - The development of a Community Improvement Program would assist in the opening of lands for development residential areas. The city and the county both have within their power the ability to regulate and give direction toward housing development by the provision of public facilities. Sewer lines, water lines, drainage facilities and street openings are all necessary to a residential environment. Use of a Capital Improvement Program could give direction so that comprehensive residential land uses can be accommodated in areas best suited for such development and at a timing and location which would prevent urban sprawl.

NON-PROFIT CORPORATIONS - Non-profit corporations should be encouraged to construct housing for the elderly and the poor. Various programs and financial institutions make available to non-profit corporations the possibility of constructing such units for community-wide benefits. The development of non-profit housing in the central core would accelerate the goals of the General Plan in returning to the Central Business District, high density development for individuals who relate to and need the services found within the district.

CITIZEN PARTICIPATION - Development of a permanent housing committee will assure the success of any housing plan since it needs the reflection of the desires of the people for which housing is to be developed.

A housing committee would assist in the development of a workable program, keeping abreast of the changing programs of the federal and state governments, alert the community to the needs of the populace and provide the active support that the city and county legislative bodies need in providing housing for the people. Citizens, either individually or in groups, should encourage and participate in the development of the housing plans and implementation programs, both presently and in the future.

PROJECTION OF HOUSING NEEDS

Based on the analysis of previous actions and development trends of the community, the following table represents projected housing demands for the Oroville Planning Area. A vacancy allowance of some three percent, which is minimum to be expected within any community and a very low demolition rate for the first ten years is anticipated. As the community grows and financial resources become more available, it is anticipated that the community will accelerate the demolition and renewal of existing structures which become obsolete by virtue of age and misuse. The housing demand projection includes the demolition of approximately 600 units over thirty years. As was pointed out earlier in the Survey Report, some 56 percent of the dwelling units in 1960 were thirty years or older. By the year 2000, these units will exceed 60 and 70 years in age and could constitute a major demolition effort. However, for a projection of housing demand, a very minor demolition rate was included to give some realism to the anticipated demand for housing. It is expected that an accumulated increase over the 1970 housing stock would require an additional 5,855

units. These units may be built in various spurts of endeavor or could accrue in a very gradual manner. The projections are not predictions, but merely an indication of demands which must be accomplished if the estimated population by the year 2000 is to be adequately housed.

TABLE 7
OROVILLE PLANNING AREA
PROJECTED HOUSING DEMAND

<u>YEAR</u>	<u>POPULATION</u>	<u>TOTAL HOUSEHOLDS</u>	<u>VACANCY ALLOWANCE</u>	<u>DEMOLITION</u>	<u>TOTAL DEMAND</u>	<u>ACCUMULATED INCREASE</u>
1970	18,566	NA	NA	NA	7,170	--
1975	21,000	7,500	225	50	7,775	605
1980	23,620	8,435	253	50	8,738	1,568
1985	26,700	9,536	286	100	9,922	2,752
1990	29,280	10,457	314	100	10,871	3,701
1995	32,300	11,536	346	150	12,032	4,862
2000	35,000	12,500	375	150	13,025	5,855

Source: Lampman & Associates 1973

HOUSING POTENTIAL



AREAS OF
HOUSING POTENTIAL

LAMPMAN &
ASSOCIATES
MUNICIPAL PLANNING AND
ENGINEERING CONSULTANTS

GENERAL PLAN
OROVILLE, CALIFORNIA

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**COMMUNITY FACILITIES
ELEMENT**

XI

COMMUNITY FACILITIES ELEMENT

GOAL

The provision of public and quasi-public facilities assuring the highest possible level of service of public health, safety and convenience while promoting an example in quality of design and overall appearance.

OBJECTIVES

To provide for the highest quality of public service at the lowest possible cost to the taxpayer.

To reserve adequate land areas only to meet the long-range requirements of all local governmental agencies.

To provide for the expansion and upgrading of sewage, water and storm water facilities geared to the needs of the Oroville Community.

To assure that electric, gas and telephone utilities will be provided in a manner convenient and adequate to all residents while minimizing the visual impact of the facilities on the neighborhood.

To provide a basis for developing and maintaining a capital improvement program relating such improvements to need, size, location and timing.

To provide in general, the location of school facilities needed to meet future projected enrollment based on school district standards and criteria.

To encourage the location of quasi-public institutions where they can best serve that portion of the community they are intended to serve without adversely affecting adjoining areas.

To identify the general locations for additional fire protection facilities needed to serve expanding urban areas.

To provide a system of library services conveniently available to all segments of the community.

PRINCIPLES

Upgrade public facilities in developed areas of the Oroville Area to eliminate deficiencies and provide a high level of service.

Coordinate community facilities and development of private lands in order that the needs of all land use activities will be served both adequately and efficiently.

Schools should be located close to the center of the population they intend to serve and should have direct access to a collector street.

Schools and park sites should have, where possible, all of its boundaries exposed to a street side or open area to provide the open areas needed in urban development.

Joint use should be made of school sites and buildings to make more efficient use of publicly owned property.

Quasi-public institutions should be located on the edge of residential areas and should front on collector or major arterial streets since they usually draw on a larger community for their patronage.

New fire stations should have access on major collector or arterial streets and should be close to the time-distance center of the area they are to serve.

A County-City Library Plan should be developed to provide convenient and complete library services.

A street lighting system should be developed for all the urban areas, and selected street intersections with major emphasis on the commercial districts.

Utility sites should be made compatible with adjoining land uses by use of fencing, landscaping and open space barriers.

All new utility lines should be placed underground where feasible.

All developed properties should be served by public water and sewer facilities.

Protect all drainage courses for multiple use as a source of open space, trails and storm water channels.

Upgrade and install drainage facilities in those areas needing such improvement or where such improvement would encourage development in compliance with the General Plan.

Prohibit any development which cannot be adequately served at the time of development with all needed public facilities.

PUBLIC SCHOOLS

School enrollment projections are derived from a population estimate based on the optimum development of residential land. The plan itself proposes an ultimate need of fourteen (14) elementary schools, two (2) intermediate schools and three (3) high schools. The plan recognized the difference between the Oroville and Thermalito school districts and their use of intermediate schools. Most of the schools will naturally serve the areas of predominate residential growth which is anticipated in the foothills and north of the Feather River.

In terms of the plan's projected growth for the year 2000, the present schools except for those requiring repair or remodeling due to the Field Act, requirements are sufficient for the anticipated enrollments. Substitutes for the existing elementary schools in the Oroville district should be made in accordance with the plan for Community Facilities. Although the central area indicates a change in its present land use makeup, consideration for the retention of the existing school in its present location should be given. While the household sizes and characteristics will change in time, the changes will not be rapid enough to eliminate entirely, the provision of an elementary school facility for the area.

STATISTICS AND STANDARDS

Standards for the size of school sites, number of students per school and service areas were derived from state and local school district requirements. The projection of needs was based on the minimum holding capacity of the school rather than the optimum. In some instances, the number of school sites could be reduced by increasing the school capacity

to the optimum standard.

The following tables contain summaries of statistical information and standards used in determining school needs. A total analysis is to be found in the Survey Report for the General Plan.

TABLE 8
STANDARDS FOR PUBLIC SCHOOLS

Type of <u>Type of School</u>	<u>Grades</u>	Minimum Site Size <u>(Acres)</u>	<u>Optimum Enrollment</u>	Service Radius <u>Miles*</u>
Elementary	K-6	10	500-1000	3/4
Intermediate	7-8	25	900-1300	1-1/2
Senior High	9-12	45	1500-2500	2

*Service radius figures must be considered only as guidelines due to the city's unique geographical configuration.

Source: Lampman and Associates, 1973

TABLE 9
 OROVILLE GENERAL PLAN
 SCHOOL AGE POPULATION DISTRIBUTION
 BY AREA AT ULTIMATE HOLDING CAPACITY

<u>AREA</u>	<u>TOTAL POPULATION</u>	<u>SCHOOL AGE POPULATION</u>	<u>NO. K-6</u>	<u>NO. 7-8</u>	<u>NO. 9-12</u>
City of Oroville	16,818	4,204	2,102	701	1,401
Thermalito	15,204	3,801	2,534*	0	1,267
North	1,621	405	202	68	135
Northeast	1,602	401	200	67	134
Foothills	12,295	3,074	1,537	512	1,025
South	9,380	2,345	1,172	391	782
Southwest	<u>1,063</u>	<u>266</u>	<u>133</u>	<u>44</u>	<u>89</u>
TOTAL	<u>7,983</u>	<u>14,496</u>	<u>7,880</u>	<u>1,783</u>	<u>4,833</u>

*Thermalito School District operates on K-8 rather than K-6 basis for elementary schools.

Source: Lampman and Associates, 1973

TABLE 10
 OROVILLE GENERAL PLAN
 SCHOOL FACILITY REQUIREMENTS

<u>DISTRICT</u>	<u>EXISTING SCHOOLS</u>	<u>ADDITIONAL ELEMENTARY SCHOOLS NEEDED</u>	<u>ADDITIONAL INTERMEDIATE SCHOOLS NEEDED</u>	<u>ADDITIONAL HIGH SCHOOLS NEEDED</u>	<u>TOTAL SCHOOLS</u>
Oroville	7	4	1	-	12
Thermalito	3	1	0	-	4
Oroville High School	<u>2</u>	<u>-</u>	<u>-</u>	<u>1</u>	<u>3</u>
TOTAL	12	5	1	1	19

Source: Lampman and Associates 1973

PUBLIC LIBRARIES

The consolidation of the city with the County library system reduced the book selection of the City Library and relegated it to a neighborhood facility. As reported in the Survey Report, a new and vastly expanded Central Library serving also as the Oroville Branch should be programmed for the Central Area of the City. This proposal is incorporated in the agreements of consolidation. Studies of need, location and financing should begin as soon as possible. Starting now may provide a new facility within the next decade when growth will render the existing facility for Oroville totally inadequate. Re-use of the existing structure may be considered for a Community Center for the teenager or the senior citizen since both age groups are in need of additional facilities.

PUBLIC BUILDINGS

No new facilities are anticipated except for the Police Department during the plan's projected growth period. Location of the facility should be based on a central location adjacent to major streets and the avoidance of residential environments. The present use of the levee is

both limiting in use and response time. The structures are temporary and cannot be expected to provide adequate facilities or a proper environment for any extended time period.

PUBLIC UTILITIES

All agencies responsible for the provision of sanitary sewers and water services are progressively preparing for the expansion of its systems. Population projections similar to the General Plan have been used in projecting need. The adoption of the General Plan will provide the necessary Land Use Element needed for the distribution systems.

No single agency is making similar plans for the removal of storm water. Oroville has developed several studies but has not found the means to implement the recommendations. Growth in the foothills will accelerate additional run-off into the low areas of the community and all outfalls will require a master plan of improvements. The development of such plans should either be the purview of the County Engineer or a special study conducted for the community by others.

In addition to the planning for such engineering works, a system of funding should be developed to implement the findings. Use of the State Subdivision Act permitting the collection of storm water fees for development would create the start of a basic fund for such improvements.

COMMUNITY FACILITIES



* SUBJECT TO STRUCTURAL CHANGE

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GENERAL PLAN
OROVILLE, CALIFORNIA



NOISE ELEMENT

XII

NOISE ELEMENT

GOALS

Noise pollution is normally associated with urban areas with high populations, major intra-community travel routes and industrial land uses. While Oroville does not experience the extreme noise levels existing in other California metropolitan areas, increased growth will bring with it, an increase in noise levels and a resultant hazard to the peace of mind. The goal of the community is to create the tools necessary to prevent an increase in the acceptable ambient levels of sound in the residential areas of the community and to control at its source, sounds which may exceed community accepted levels.

OBJECTIVES

Delineation of the sources of sound pollution.

Creation of acceptable ambient sound levels in each of the neighborhoods for various time periods of the day or night.

Develop preventive measures to avoid increased noise pollution.

NOISE

In the development of the General Plan, recognition of the environment and the allocation of land uses to preserve and enhance our total resources is a paramount effort.

Not all of our efforts can be directed to land use, however, since some of the deleterious conditions occurring within the environment are created by man and his machines. Included in this category is noise and its insidious affect on man and his life style and productivity.

Dr. John D. Daugherty of the Harvard School of Public Health has said, "the range from 100-120 decibels for even a minute or so can cause temporary deafness."

According to C. H. Winchester, "Noise, as perceived by the human ear, is a function of pitch and loudness. Pitch is measured in terms of frequency from high whistles to low rumbles and roars. Frequency measurements are expressed in cycles per second, the sensation of loudness is determined primarily by the physical intensity of sound expressed in decibels."

Accoustical engineers have ranked loudness levels of sounds perceived by the human ear on a scale using the decibel as the unit of measure. Starting at the threshold of hearing, the scale extends from zero to 140 decibels, the threshold of pain.

Identification of a number of noise ranges in decibels that may be observed in an urban area consist of the following:

- a. Quiet rural, suburban area at night time, 35 db.
- b. Urban residential areas at daytime, 55-65 db.
- c. Light commercial traffic over a commercial street at daytime 60-75 db.
- d. Helicopter flying overhead, 90-100 db.
- e. Truck passing on a major highway, 90 db.
- f. Diesel freight train at 40 miles per hour, 200 feet away, 100 db.

The National Noise Abatement Council has put the case against noise this way: "It is bad for the comfort and well being of the people, for it makes nervousness, irritability, fatigue, improper rest, and even actual illness traceable to nervous tension. It takes its toll on business and industry in impaired efficiency, lowered output and increased errors,

and it is a general safety hazard."

To better understand sound, the following characteristics and factors developed by the Quiet City Committee of the Los Angeles Division of the League of California Cities are itemized:

- a. Sound is a vibration transmitted by molecules of air.
- b. The decibel is a very convenient unit of measurement because of the tremendous sensitivity of the ear.
- c. Typical everyday sound levels range from 30 dba (very quiet) to 100 dba (extremely loud) or sometimes higher.
- d. People do not perceive noise in direct proportion to sound level. An average person will perceive a change of 10 dba as sounding twice as loud (or half as loud). As an example, 70 dba is approximately twice as loud as 60 dba.
- e. Sound may be "steady", "fluctuating" or "impulsive". Impulsive sounds such as riveting tend to be more annoying than steady broad band noise.
- f. The extent to which a sound exceeds the background noise is a measure of its intrusiveness. This background noise is also called ambient noise.
- g. Ambient noise varies with location and with the time of day or night.
- h. Sound gets quieter as the source gets farther away. The relationship of sound level to distance is strange, however. Every time the distance from the source is doubled, the sound level goes down six db.

- i. Sound can be shielded and reflected by large objects just like light.

SOURCES OF SOUND IN OROVILLE

Sounds in Oroville can be attributed to many causes, most of which can be found in any city. Commencing with noise from aircraft utilizing the airport or flying overhead, we find sounds along streets and highways, the railroad, motorcycles, radio and loud speakers, machinery and industrial production, repair equipment, air conditioners and compressors, hand tools, and the general sounds of people in their daily transactions.

A study of the state highway system by the State Highway Department resulted in a map indicating the noise contours up to 65 db along State Route 162 and 70. This study, based on 1972 volumes of 7900 vehicles per day on Route 70 and 9200 vehicles per day on Route 162 shows a variation in depth based on the total amount and type of vehicles, speed and topography. An example of this variation can be gleaned by the distance from center line the 70 db level is measured. The 70 db is used since it is the sound which exceeds average ambient levels in urbanized areas.

The range extends from 190' at Meyers, 175' at 11th Street to 200' at 18th Street in Thermalito. This variation is indicative of the differences in speed, capacity and screening effects of the topography along the routes.

Along Route 70, the contours extend further on either side ranging from 325' at Nelson Avenue to 350' at Montgomery Street.

Development along these routes of residential uses or those uses which will house the ill or students, presents difficult sound problems unless adequate measures are taken to reduce the noise impact.

Along Route 162, similar problems exist except for almost half the route, since commercial and industrial uses now occupy much of the area.

Predicted decibel readings are reflected by the changing characteristics of the vehicles and their equipment. What cannot be anticipated is the changing character of the adjoining land uses which by increasing heights, could screen the sounds from penetrating further in depth on either side of the roads. Compliance by the manufacturers and the individual driver with anticipated directives of the state and federal government will reduce the overall decibel ratings in spite of increased traffic volumes.

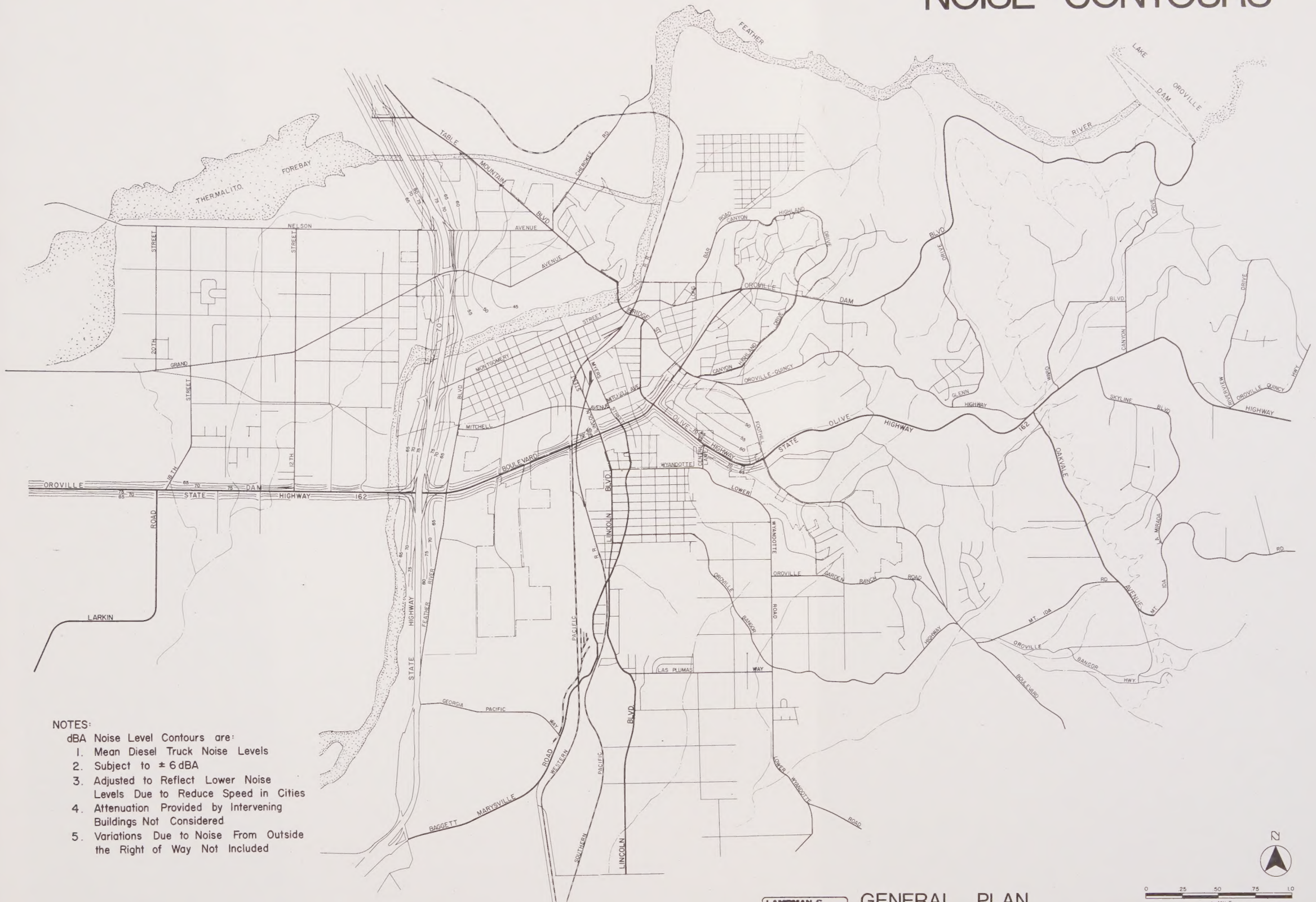
The sounds created by aircraft are intermittent at best, but do exceed the decibel ratings of the motor vehicle. The land use plan recognizes the impact of this source of noise as well as the hazards of landing and takeoffs and suggests the provision of open space in the areas affected. A dual purpose is accomplished by this land use restriction; the reduction of the potential destruction of structures and loss of lives from airplane failures and the elimination of noise detrimental to residential and institutional uses.

RECOMMENDATIONS

- a. Revise and enforce building codes to effectively reduce inter-room and inter-apartment noise.

- b. Request strict enforcement of the existing statutes pertaining to motor vehicle muffler systems.
- c. Develop a monitoring system to establish an acceptable ambient level in the various neighborhoods in the community.
- d. Solicit the support of the industrial community for sound level suppression devices.
- e. Develop a city-county noise control ordinance based on the League of California Cities Model Noise Ordinance.
- f. Require residential or institutional developers to install sound suppression walls or barriers for any new construction along Route 70.
- g. Establish truck routes which will avoid residential, institutional and school properties.
- h. Prohibit the use of exhaust braking and enforce the speed laws of the community.
- i. Require greater setbacks and the provision of landscaping and parking areas between residential areas and major street rights-of-way.

EXISTING NOISE CONTOURS



NOTES:

dBA Noise Level Contours are:

1. Mean Diesel Truck Noise Levels
2. Subject to ± 6 dBA
3. Adjusted to Reflect Lower Noise Levels Due to Reduce Speed in Cities
4. Attenuation Provided by Intervening Buildings Not Considered
5. Variations Due to Noise From Outside the Right of Way Not Included

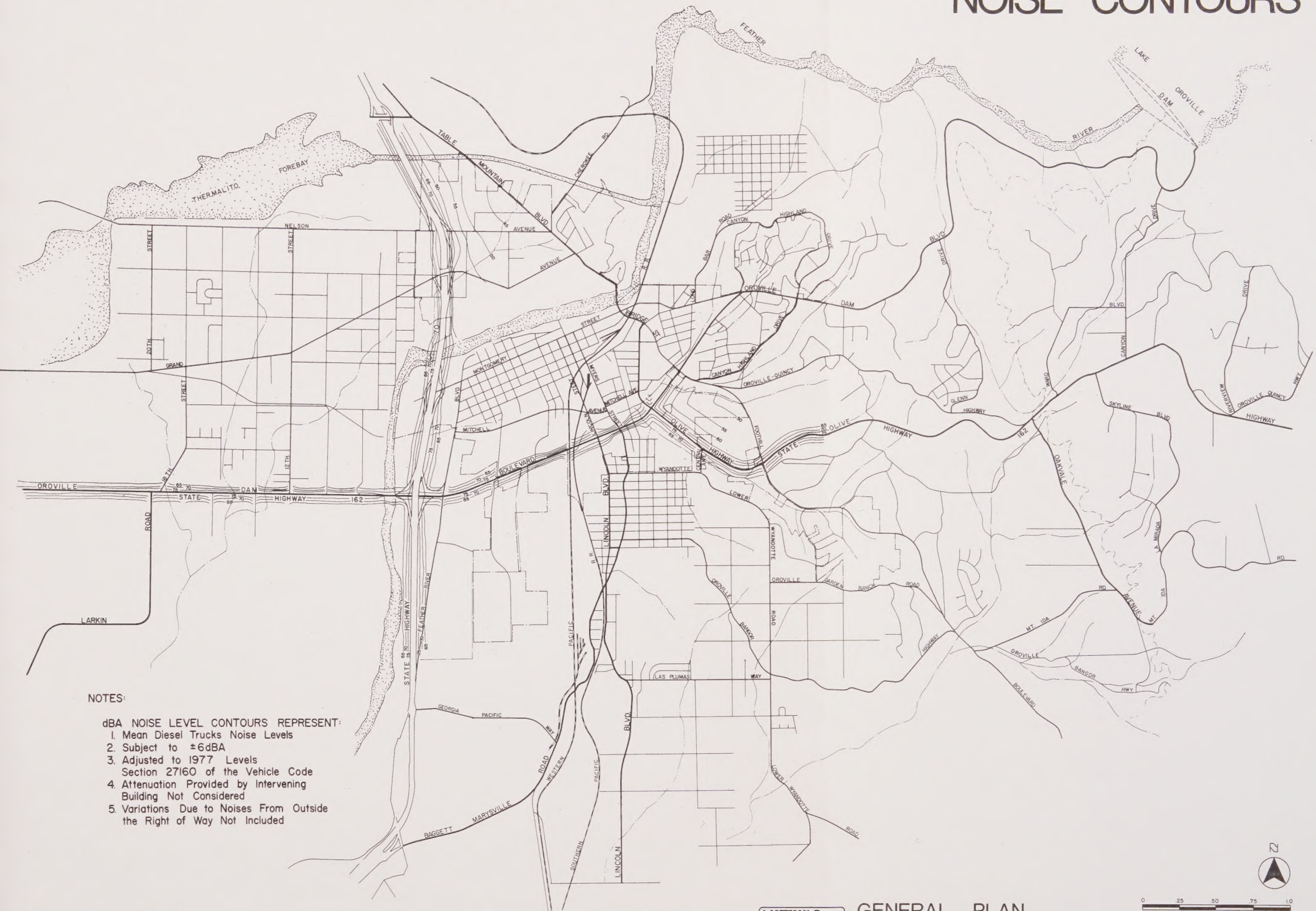
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GENERAL PLAN

OROVILLE, CALIFORNIA

SOURCE: CALIFORNIA STATE DIVISION OF HIGHWAYS

PREDICTED NOISE CONTOURS



NOTES:

dBA NOISE LEVEL CONTOURS REPRESENT:

1. Mean Diesel Trucks Noise Levels
2. Subject to ± 6 dBA
3. Adjusted to 1977 Levels
Section 27160 of the Vehicle Code
4. Attenuation Provided by Intervening
Building Not Considered
5. Variations Due to Noises From Outside
the Right of Way Not Included

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MUNICIPAL PLANNING AND
ENGINEERING CONSULTANTS

GENERAL PLAN

OROVILLE, CALIFORNIA

SOURCE: CALIFORNIA STATE DIVISION OF HIGHWAYS

0 25 50 75 100
1 MILE





SAFETY ELEMENT

XIII

SAFETY ELEMENT

Present and previous policies adopted by legislative bodies were concerned with growth, renewal, personnel, operations, fiscal and many other factors of urban activity. Inherent in many of these policy matters was an underlying concern for the safety of individuals, property and the community's investments.

More recently, safety as a function of planning was included as a mandatory element of the General Plan by the State Legislature. The purpose or intent of the author of the legislation is not apparent except that recent disasters in portions of the state related to natural and man-made hazards required some logical approach to reducing or preventing re-occurrence of such conditions. To say that public policy is needed to encourage or provide a safe environment for the populace would be redundant. Safety as a conscience act of man occurs daily by each and every individual. Recognition of unsafe conditions permits most persons to avoid hazardous conditions. Unknown or unrecognized hazards provide the source of many accidents or incidents injurious to man and his structures.

GOAL

To provide an environment that is reasonably safe from unexpected disasters which will permit the citizens of Oroville to conduct their daily lives free of fear and apprehension.

OBJECTIVES

- a. Reduce the potential of ravaging fires on undeveloped land covered with inflammable material.

- b. Obtain large quantities of water at significant locations for fire suppression.
- c. Eliminate the possibilities of fire at their source.
- d. Reduce the possibilities of land slides and other geological hazards.
- e. Provide fast, efficient, and reliable assistance in the suppression of disaster producing incidents, by providing assistance to the victims and the evacuation of areas of people and goods where conditions are warranted.

SOURCES OF HAZARDOUS CONDITIONS

The General Plan for a community primarily speaks to land uses, with a circulation system and community facilities to service them. Inherent in the land use plan is the necessity to avoid urban uses of land which are hazardous or conditions exist which could conceivably become hazardous by the introduction of urbanization without a concurrent recognition of the need for special improvements to reduce the possibility of a disaster. Within a community, there are a number of sources which constitute a variety of hazardous conditions including:

VACANT VEGETATED LANDS - Practically all of the vacant lands in the Oroville Planning Area are covered by grass, native oak trees and brush. Summer temperatures exceed 100 degrees for a sustained period of time while prevailing summer winds range from five to fifteen miles per hour from the south and west. Continuous drying heat and the absence of moisture develop a fire hazard which if uncontrolled, or in the absence of adequate protective forces could cause large losses of property and lives.

GEOLOGICAL - Hazardous lands are not particularly present in the Oroville Area. This subject is adequately covered in the Geology

Section of the Survey Report of the General Plan. However, in the foothills, north-south movement is interrupted by the terrain and immediate response to fire is made difficult except where the roads are immediately accessible to a fire. The terrain also interferes with the potential of looping the water system, the establishing of inter-connections between water systems, and the underlying rock strata tend to increase costs for a high level of water flows. The hazardous lands which were identified are either placed in an Open Land Category or are outside the planning area.

WATER SUPPLY FOR FIRE PROTECTION - The greatest tool for the control of fire is water and the ability to deliver it to the base of the fire. Consequently, it is necessary to have a comprehensive system of adequate sized water mains to all areas of development and a storage system not dependent on mechanical pumping. This system should have sufficient capacity to handle fire flow demands for an extended length of time.

CIRCULATION SYSTEM - The location, extent and capacity of the local street system will determine the capability of emergency services and the evacuation potential for the overall community. In the General Plan section on Circulation, this element is adequately covered. It becomes readily apparent that adequate streets are necessary for the delivery of emergency equipment and manpower to the site of a fire or other disaster. Similarly, the same system is necessary to evacuate people when conditions are so extreme to warrant such action.

EXISTING STRUCTURES - The Central Business District and much of the older portions of the community contain structures built prior to the present modern building codes. These structures which lack safety wiring, fire blocking and contain inflammable interiors and obsolete heating systems constitute a potential fire risk which could spread unless sufficient men and equipment plus water are available.

EXISTING ACTIVITIES

WATER SUPPLY - Although the city does not own or operate a water system, the three (3) public and private entities recognize their responsibilities and are continually attempting to upgrade their systems. The California Water Service Company presently has a storage capacity of eight (8) million gallons of water. Fire flow requirements in the city for a twenty-four (24) hour period is five (5) million gallons..

Portions of the city have no water mains to adequately supply hydrants and the industrial district is served by inadequately sized water mains. While proposals are being considered to increase the capacity in this area, it is subject to the determination of the water company.

FIRE PREVENTION - Within the city, property owners are required to comply with regulations concerning the building code, housing code and fire codes. In addition, all land owners are subject to reducing the potential fire hazard on their property through removal, spray or other activities which will eliminate the flammable vegetation. This program is mandatory and can be implemented by the city through the use of tax liens for work performed by the city or contract crews.

The creation of fire breaks and the elimination of flammable material reduce the potential for a fire of disaster proportions.

FIRE SUPPRESSION - The present allocation of fire personnel and the distribution of stations adequately cover the Planning Area. Over-aged equipment, however, is not being replaced as rapidly as possible. Through the use of mutual aid, back-up is provided which eases the situation. Since the city does have a Class 4 rating, it is apparent that very adequate protection is available. This rating does not, however, extend to all the properties in the Planning Area.

CONTINGENCY PLANS - The City of Oroville has prepared and adopted an Emergency Services Operational Plan dated October 10, 1972. This plan is multi-purpose in that it can be placed into operation for any emergency that may arise. It is integrated with the County of Butte and meets the objectives and directives of the State Disaster Office and regulations and plans adopted by the State of California.

The state of readiness to implement the plan requires a constant series of tests and the maintenance of personnel registries, inventory of supplies, sources of equipment and an awareness by the individuals involved.

RECOMMENDATIONS

a. Continue and expand the control of flammable growing material in the open lands of the community. Encourage the use of the program in the unincorporated areas adjacent to the city.

b. Pursue the cooperation of the California Water Service Company to improve its capacity for delivering water to all areas of the city in amounts necessary to control fire.

c. Encourage the interconnection between the three (3) water purveyors so that emergency water for fire suppression may be made more readily where possible.

d. Establish an equipment renewal program so that adequate and operation equipment is always available.

e. Institute a test system to maintain a state of readiness for the contingency plans of the community.

f. Require all new subdivisions or land divisions to establish permanent fire breaks around its perimeters.

g. Require all development to install a looped water system and hydrants of no less than six inches in diameter.

h. Continue a strict code enforcement program to eliminate existing hazards and prevent additional hazards in the future.



IMPLEMENTATION

XIV

IMPLEMENTATION

The preceding sections of the General Plan contained Goals and Objectives, plan proposals and recommendations, as well as descriptive maps illustrating the various aspects of the plan.

Many of the recommendations call for innovative approaches, cooperative agreements with other public agencies and controls placed upon private development. The following tools are provided to communities through state and federal legislation to assist them in obtaining the General Plan objectives. How well these tools are used, and the public accepts and respects the principals will determine the effectiveness of the plan itself and how soon the goals can be achieved.

ZONING ORDINANCE

The Land Use Plan as well as the Open Space, Conservation and Seismic Elements are forecasts of how land should be used and in what quantities. The plan is general in nature and does not specify by legal identities the properties of individuals or public agencies. It is schematic in that no specific or identifiable boundary lines are created but pictorially presents how the community should be organized from a land use point of view. The land use plan also permits the development of an overall concept of public facilities and a system of circulation to serve the land. To legally and specifically control the use of land requires the imposing of zoning regulations. This procedure is established by the state codes and has been adjudicated by the courts as being a police power of the city, the county and the state for the

health and safety and the general welfare of the public.

The City of Oroville has enjoyed the benefits of zoning regulations for many years. A zoning map was developed, recognizing existing uses and attempting to direct growth for the future. Technological changes, greater understanding of the effects of growth, changing attitudes on the part of the public and the entrepreneur and court decisions have rendered the existing codes inadequate. Concurrently, the zoning map was not based on overall goals or land use planning and through changing economic conditions, it too has been rendered obsolete.

The zoning code and map is required to be compatible to an adopted General Plan. Compatibility requires that the ordinance contain provisions which will implement the plan proposals and that the map reflect the land use plan based on the long-range projections as well as short-term needs. To meet the General Plan Proposals, it is recommended that a complete revision be undertaken to incorporate zoning districts which will compare favorably to the land use proposals. Open space plans can be also implemented through the inclusion of an open space district. The procedural section should be upgraded to include controls which will implement the life style objectives of the plan.

SUBDIVISION REGULATIONS

City streets and building parcels are created by the action of subdividers and controlled by the subdivision ordinance. The ordinance obtains its authority from the State Subdivision Act and its amendments. The Act stipulates the responsibility of the property owner and the

city and provides the procedural guide for implementation. Proper use of this regulation can assure the continuity of streets, the proper location of public utilities, the preservation of space for public needs and the creation of building lots that can be both functional, attractive and safe. The city has the authority under law to prohibit a subdivision if it is in violation of the General Plan or if it would create conditions which would be hazardous to life and property.

The city is built by the development of land through private enterprise. To achieve a city based on the goals of the General Plan requires a very thorough and professional examination of all land divisions and street and utility proposals.

The present ordinance is adequate in many respects. However, many new regulations have been introduced into the state enabling acts which should be incorporated into the city's ordinance. Included in these revisions are more stringent rules for land divisions with less than five lots, provision for school reservations and park site dedications. It is recommended that a review be made of the existing code with the latest revisions of the state act to assure that all provisions are included.

The city should also require the dedication of land for park purposes as a requirement of land division. The inclusion of parcel maps in the definition of a subdivision will assist in this effort.

CAPITAL IMPROVEMENT PROGRAM

A Capital Improvement Program is a document depicting the priorities, costs and possible financing of needed public facilities

for a period of five to seven years in the future. The objective of this program is to assure the community of project coordination and the effectuation of the General Plan.

The procedures are not difficult, but do require the thoughtful cooperation of all agencies and operating departments. The tool is useful in that the projects proposed can be evaluated in a broader and more finite detail, it eliminates duplication on unrelated projects, establishes a forecast of financial need and allows the private developer to have some insight as to when he can expect the development of public facilities upon which he depends for his own development.

The city presently prepares only a one year budget and includes capital improvements as capital outlays. State law requires that each capital expenditure shall be reviewed by the Planning Commission for its conformity to a General Plan. With the adoption of the General Plan, this procedure must be implemented. The expansion of the procedure to include proposed capital improvements for a five year period will give the commission and the community a better grasp of the condition of existing facilities and an understanding of how each project could dovetail into the total community system.

URBAN RENEWAL

This program is the process of rehabilitating or rebuilding the older and deteriorating portions of the city. Zoning, subdivision control, capital improvement programming and the Housing Code guide the changes that are occurring in the community. Only the urban renewal program, however, can cause a direct change to occur in an existing

developed neighborhood. The program ranges from redevelopment projects to rehabilitation efforts and conservation programs.

The Housing Element discussed areas of concern and identified areas that should be considered for the Urban Renewal Process. Although many of the programs available to the process were of federal origin and the present financial constraints prevent expeditious use of such opportunities, it is expected that new forms of assistance will be forthcoming. In addition, the State Redevelopment Act is available as well as locally funded activities such as Code Enforcement combined with Capital Improvement outlays.

SPECIAL STUDIES AND PROGRAMS

To enable the community to effectuate the General Plan, special studies and programs are available in addition to the specifics mentioned above. These are as follows:

a. Specific Plans - A process by which a plan with precise details can be formulated, considered and adopted which will preserve rights-of-way, location of physical improvements, establish regulations and otherwise guide public and private development.

b. Environmental Impact Reports - Although this process is mandatory for all local, state and federal jurisdictions, the use of such reports can help identify potential damage to the environment as well as the socio-economic structure of the community. The report process will also permit the community to suggest methods to mitigate such destructive forces.

c. Annexation - The state has established by law, the methods for annexation of lands to the municipality. Consistent pressures from the cities are necessary to continually improve the process so that cities may be better able to control their destiny and the lands which are included within the planning area.

d. District Reorganization - Under present statutes, special districts may be reorganized to provide more economical and equitable services as well as the elimination of duplication. The process affects the special districts, however, it would be advantageous for the city to encourage the examination and study of those districts adjacent to the city for the possible reorganization, consolidation or annexation to the city.

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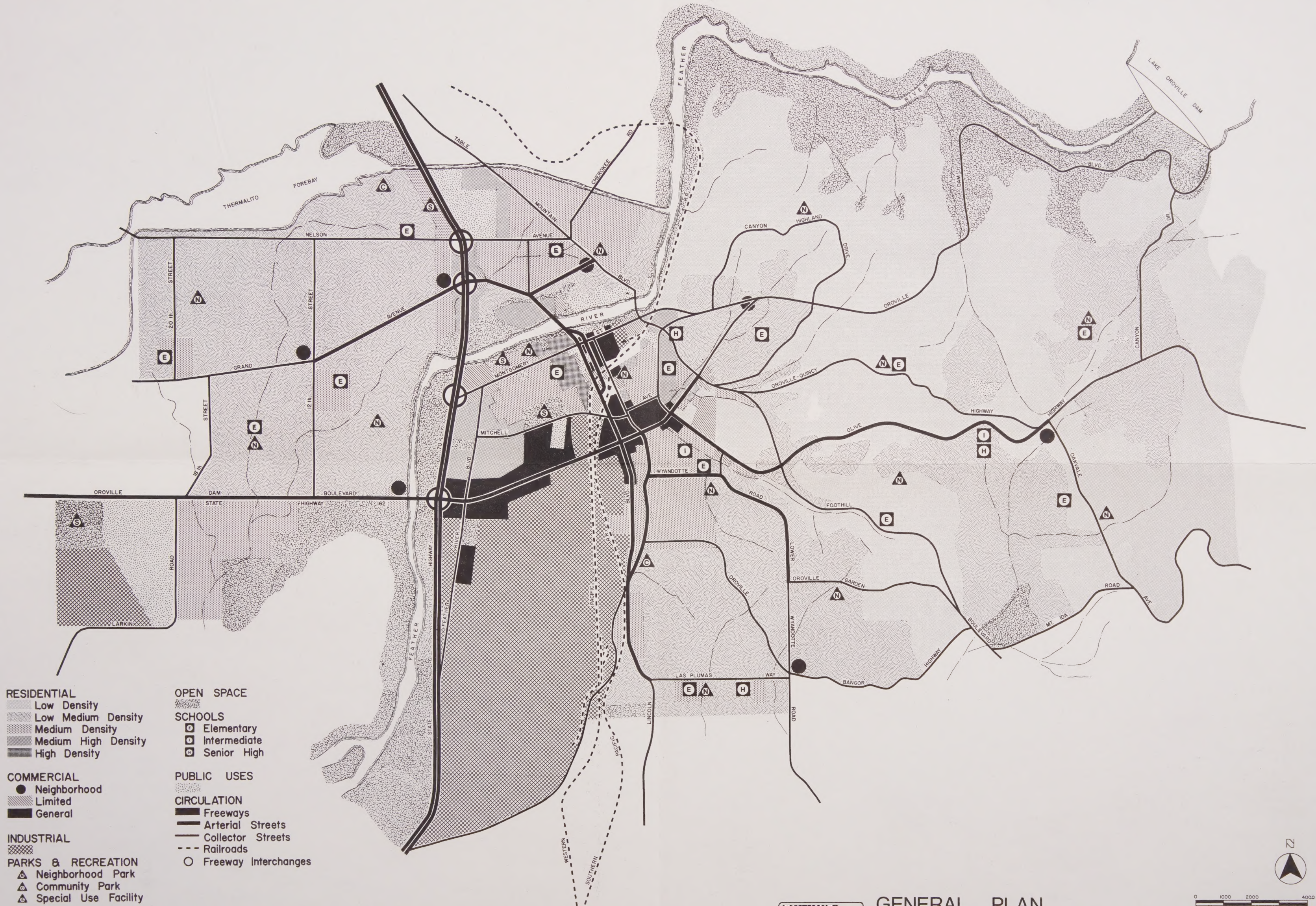
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